AL 1 1-11

CANADIANA MAR - 8 1985

# RESIDENTIAL CONSTRUCTION IN ALBERTA

JANUARY 1985





### RESIDENTIAL CONSTRUCTION IN ALBERTA

JANUARY 1985

ALBERTA
DEPARTMENT OF HOUSING

ISSN 0823-3047 01/85 (241) Digitized by the Internet Archive in 2014

https://archive.org/details/rescon1985

#### TABLE OF CONTENTS

				Page
Α.	Highlight	<u>s</u>		1
В.	Residenti	al Co	enstruction Starts	
	Table	1:	Housing Starts by Type and Towns	3
	Table	2:	January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
	Table	3:	Total Housing Starts by Month: 1984 - 1985	7
	Table	4:	Total Single and Multiple Housing Starts by Month: 1984 - 1985	9
	Table	5:	Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1984 - 1985	11
	Table	6:	Quarterly Housing Starts in Alberta (All Areas)	13
	Table	7:	Housing Completions by Type and Towns	14
	Table	8:	Housing Under-Construction by Type and Towns	15
	Table Table	9: 10:	Starts, Completions and Under-Construction - Calgary Starts, Completions and Under-Construction - Edmonton	17 19
			* * * *	
	Figure Figure	1:	Cumulative Housing Starts - Calgary and Edmonton Total Number of Housing Starts	4
	Figure		Multiples as a Percentage of Total Starts - Urban Alberta	8
	Figure	4:	Multiples as a Percentage of Total Starts - Calgary and Edmonton	10
	Figure	5:	Cumulative Quarterly Housing Starts - Urban Areas	12
	Figure Figure	6:	Starts, Completions and Under-Construction - Calgary	16 18
c.	Residentia	al Bu	ilding Permits	
			The second of th	
	Table	11:	Building Permits by Type and Towns	21
	Table	12:	January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	23
	Table	13:	Total Building Permits by Month: 1984 - 1985	25
			* * * *	
	Figure	8:	Total Number of Building Permits Issued Each Month - Urban Alberta	20
	Figure	9:		22
	Figure			24

#### CONTROL OF THE

Complete yet House Ing States - Column and Commerced		

			Page
D.	Newly Complete	ed and Unoccupied Dwellings	
	Table 14:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	27
	Table 15:	Newly Completed and Unoccupied Dwellings by Month - Calgary	29
		* * * *	
	Figure 11: Figure 12:	Newly Completed and Unoccupied Dwellings - Edmonton Newly Completed and Unoccupied Dwellings - Calgary	26 28
Ε.	Multiple Listi	ngs Service (M.L.S.)	
	24		
	Table 16:	Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	31
	Table 17:	Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	33
		* * * *	
	Figure 13:	Listings and Sales - Edmonton	30
	Figure 14: Figure 15:	Listings and Sales - Calgary Average Sales Prices - Calgary and Edmonton	32 34
F,	New Housing Pr	rice Indexes	
	Table 18:	New Housing Price Indexes in Calgary and Edmonton by Month: 1983 - 1984	36
		* * *	
	Figure 16:	New Housing Price Indexes in Calgary and Edmonton	35

contribute and monored has been been united when

and the state of t

where the state of the state of

#### (id. (ill) as look agents to amount

- The state of the selection of the sele

1,111

The second is the second in th

#### spended ables patroust unit

the state of the s

,

reasons for quarter or present as but property and consumer and

#### Highlights

#### Urban Alberta

- Housing starts in January declined 34% to 282 units from 425 in January of 1984.
- Only Fort McMurray, Lloydminster and Red Deer recorded increases in housing starts.
- Units under construction in January decreased to 1,812 of which 37% or
   663 were apartment units.
- The number of building permits issued in Urban Alberta continued to be low; only 239 permits were issued in January, a decrease of 33% over the same period 1984.

#### Calgary

- ° Calgary's starts amounted to 118 units (all single family) last month, a 17% decline from January 1984.
- O Housing under construction increased to 701 units (218 apartments, 483 singles) from 698 the month before. Inventory of newly completed and unoccupied housing continued to trend downwards to 459 units from 543 in December.
- Only 65 building permits were issued in January (all single family housing), a 24% dropped from same month last year.

#### advertile sydety

- A Secretary of the second seco
  - m only fort impartay, they delead or and tell hour two-back to the tell to be been been as the bound of the starts.
- The state of the s
- and the control of the second of the control of the

#### presint

- A second fall (allows wheels they are no off or named and a section of supplied ?
- the best with all of the statement was at the state of present and the statement of the state of
  - They and them are some some property of the state of the

- The resale housing market continued to be fairly active last month as indicated by the ratio of sales to listings which reached .49 and the 72% increase in sales over January 1984.
- The average resale house price dropped again in January to \$74,550 from \$78,030 in December. The new house price index remained at 81.2 in December.

#### Edmonton

- Edmonton's housing starts fell 59% from the same month 1984 to 90 units, all of which were single family homes.
- O Housing under construction continued to decrease to 768 units, down 5% from 805 the month before. Inventory of newly completed units dwindled to 278 with a continuing high rate of absorption.
- ° In the resale market, the number of houses sold rose 42% to 514 units over the same month last year.
- ° The average selling price last month was \$75,769, down from \$77,884 in December, still \$6,000 lower than January 1984 average price. The new house price index stayed at 80.4 in December, the lowest for the year.



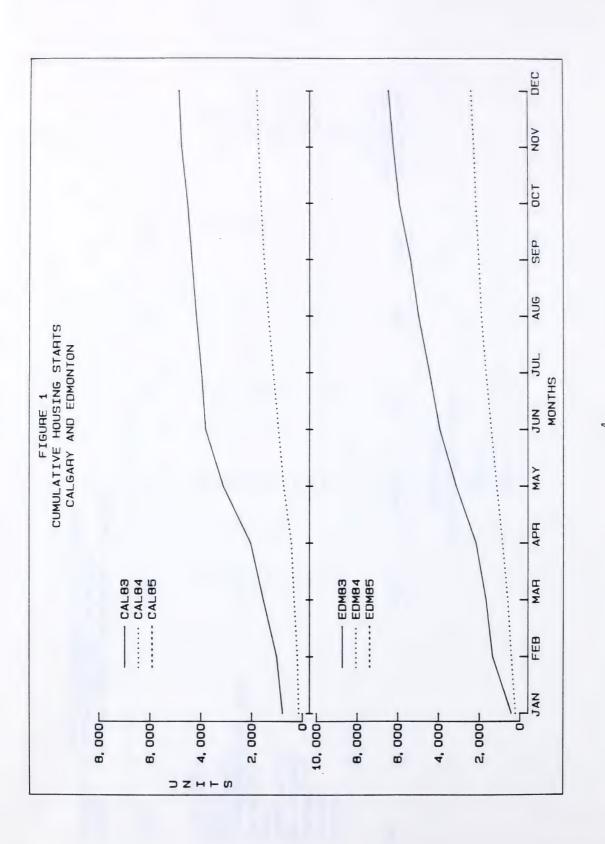
TABLE 1

JAN-85

HOUSING STARTS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	118	0	0	0	118	
CAMROSE	0	0	0	0	0	100
EDMONTON M.A.	06	0	0	0	06	-59
FORT MCMURRAY	10	0	0	0	10	004
GRANDE PRAIRIE	#	0	0	0	ħ	_79
LEDUC	0	0	0	0	0	_100
LETHBRIDGE	2	2	0	†	80	_h3
LLOYDMINSTER, ALTA. PART)	14	0	0	25	39	550
MEDICINE HAT	2	0	0	0	2	_71
RED DEER	7	0	0	0	7	75
SPRUCE GROVE	#	0	0	0	†	_t13
TOTAL	251	2	0	29	282	-3 <sub>4</sub>
	NOTEN MODERAGE AND UNICENC CORDODATION	DODATION		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
SOUNCE: CANADA MONIGO	HOE AND HOUSTING COME	DURAL LOIS				

SOUNCE: CANADA MUNICAGE AND HOUSING CONFUNAL PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH



JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SII	SINGLES	SE	SEMIS	H	ROW		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	
CALGARY	119		2	0	21	0	0	0	142	118	_17
CAMROSE	2	0	0	0	0	0	0	0	2	0	_100
EDMONTON M.A.	188		#	0	28	0	0	0	220	06	_59
FORT MCMURRAY	2		0	0	0	0	0	0	2	10	400
GRANDE PRAIRIE	15		#	0	0	0	0	0	19	4	_79
SDUC.	2		0	0	0	0	0	0	2	0	_100
LETHBRIDGE			#	2	0	0	0	#	14	80	_43
LLOYDMINSTER(ALTA. PART)			0	0	0	0	0	25	9	39	550
MEDICINE HAT	2		2	0	0	0	0	0	7	2	_71
RED DEER	7		0	0	0	0	0	0	7	7	75
SPRUCE GROVE	7		0	0	0	0	0	0	7	#	_43
TOTAL	360	251	16	2	64	0	0	29	425	282	_34
PERCENT CHANGE BY TYPE		_30		-88		_100		*		-34	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

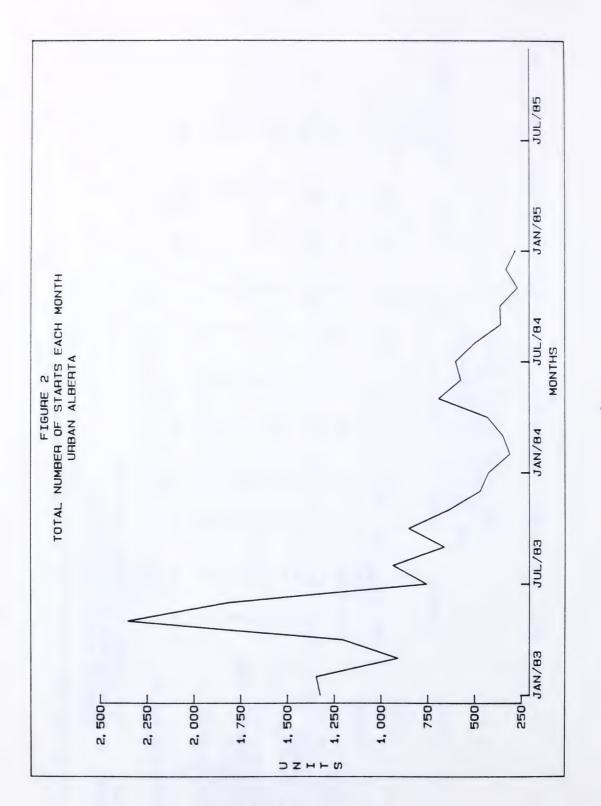


TABLE 3

MONTHLY HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311		
MARCH	349		
APRIL	432		
MAY	691		
JUNE	574		
JULY	602		
AUGUST	499		
SEPTEMBER	361		
OCTOBER	364		
NOVEMBER	270		
DECEMBER	332		
TOTAL	5210	282	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER AND SPRUCE GROVE

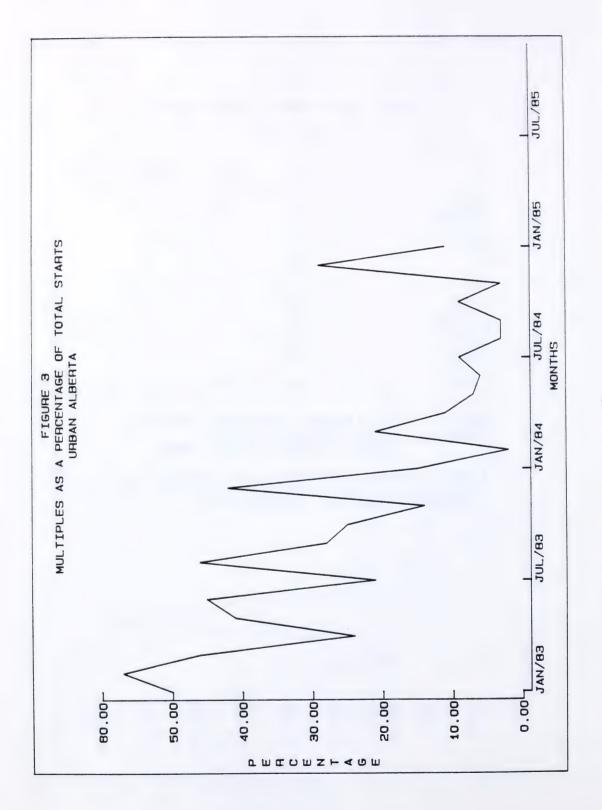


TABLE 4

#### SINGLE AND MULTIPLE HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

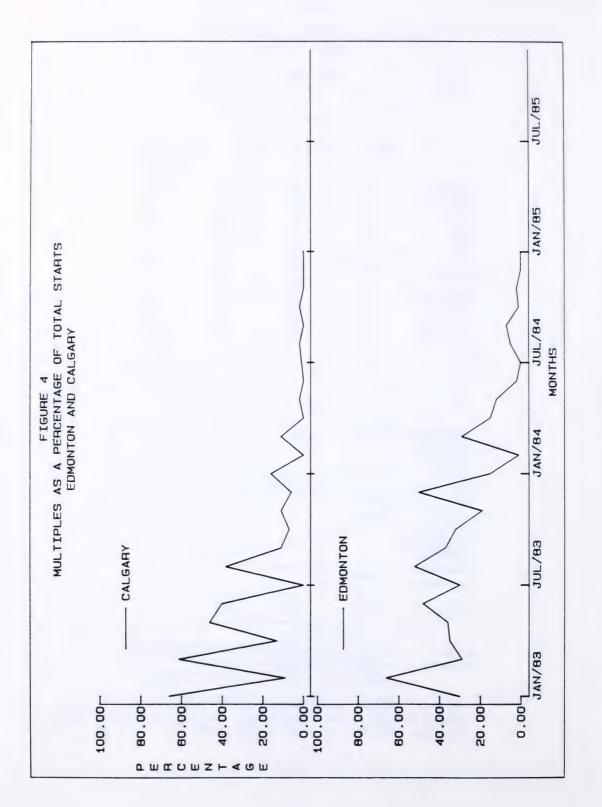
1984-1985	

1984

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT
				OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
		1985		
JANUARY FEBRUARY MARCH	282	251	31	11
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	282	251	31	

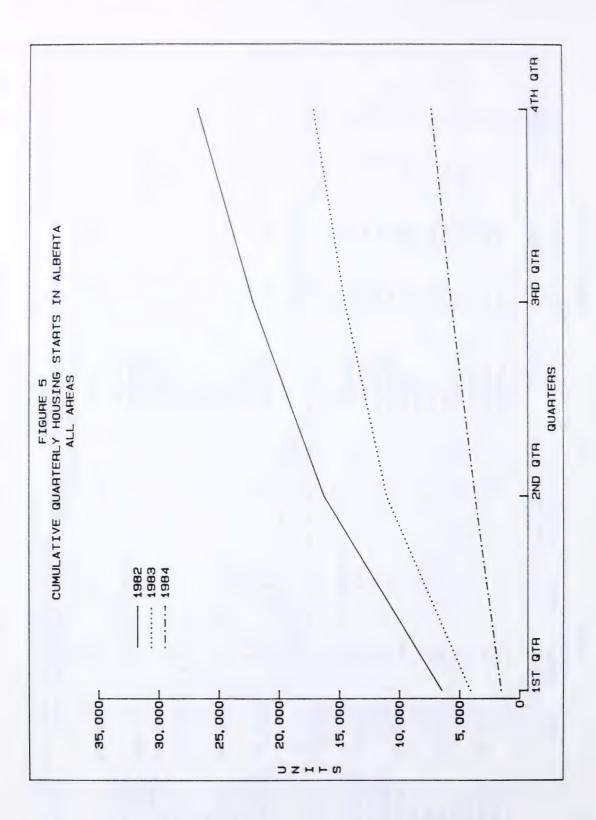
SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER AND SPRUCE GROVE



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	142	119	23	16	JANUARY	220	188	32	15
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1
MARCH	127	113	14	11	MARCH	173	122	51	29
APRIL	105	105	0	0	APRIL	258	219	39	15
MAY	306	301	5	2	MAY	279	245	34	12
JUNE	202	202	0	0	JUNE	268	264	#	1
JULY	509	207	2	1	JULY	257	257	0	0
AUGUST	192	188	#	2	AUGUST	221	209	12	5
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	6	7
OCTOBER	119	115	#	9	OCTOBER	146	144	2	1
NOVEMBER	102	102	0	0	NOVEMBER	101	66	2	2
DECEMBER	70	70	0	0	DECEMBER	129	129	0	0
			1 1	1 1 2			i   1   1   1   1   1   1   1   1   1	1 1	1 1 1 1
TOTAL	1803	1751	52	ဇ	TOTAL	2384	2197	187	80
		CALGARY	γ	5	1985	EDMON	EDMONTON METRO)	6	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
JANUARY MARCH MARCH APRIL APRIL ANY JUNE JULY SEPTEMBER OCTOBER DECEMBER	118	118	0	0	JANUARY EEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER	06	06	0	0
TOTAL	118	118	0		TOTAL	06	06	0	



QUARTERLY HOUSING STARTS IN ALBERTA ALL AREAS

1983 - 1984

	1983	1984	PERCENT CHANGE
FIRST QUARTER SECOND QUARTER THIRD QUARTER FOURTH QUARTER	4101 6987 3478 2568 	1548 2186 1947 1614  7295	62 69 44 37 57
SOURCE: CANADA MO PREPARED BY: ALBERTA D MARKET AN	CANADA MORTGAGE AND HOUSING CORPORATION ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH	ORPORATION BRANCH	

## TABLE 7

JAN-85

## HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE
						LAST YEAR
CALCADY	115	0	0	0	115	
CAMBOSE	2	0	0	0	5	004
A M MODROVAGE		c	c	0	100	-71

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	115	0	0	0	115	38
CAMROSE	2	0	0	0	2	004
EDMONTON M. A.	122	0	0	0	122	71
FORT MCMURRAY	7	0	0	0	7	250
GRANDE PRAIRIE	#	0	0	0	7	_82
CEDIIC	#	0	0	0	⇉	0
LETHBRIDGE	16	2	0	0	18	_ 65
LLOYDMINSTER(ALTA. PART)	17	0	0	0	17	55
MEDICINE HAT	1	0	0	0	1	_63
RED DEER	9	0	0	0	9	154
SPRUCE GROVE	0	0	0	0	0	_100
TOTAL	297	2	0	0	299	09_

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 8

JAN-85

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	483	18	35	165	701	_71
CAMROSE	2	0	0	65	70	35
EDMONTON M.A.	351	14	49	339	768	73
FORT MCMURRAY	23	0	0	0	23	_79
GRANDE PRAIRIE	20	0	0	0	20	18
LEDUC	1	0	0	0	1	_66_
LETHBRIDGE	36	9	0	6	51	-71
LLOYDMINSTER(ALTA. PART)	38	0	0	55	93	244
MEDICINE HAT	24	0	0	30	54	94_
RED DEER	19	2	0	0	21	η6_
SPRUCE GROVE	10	0	0	0	10	_29
TOTAL	1010	04	66	663	1812	_71

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1984	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	142	184	2380
FEBRUARY	57	217	222
MARCH	127	441	191
APRIL	105	119	171
MAY	306	280	173
JUNE	202	218	171
JULY	209	738	124
AUGUST'	192	282	114
SEPTEMBER	172	288	100
OCTOBER	119	172	95
NOVEMBER	102	247	75
DECEMBER	70	130	69
		1985	
JANUARY FEBRUARY	118	115	70:
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

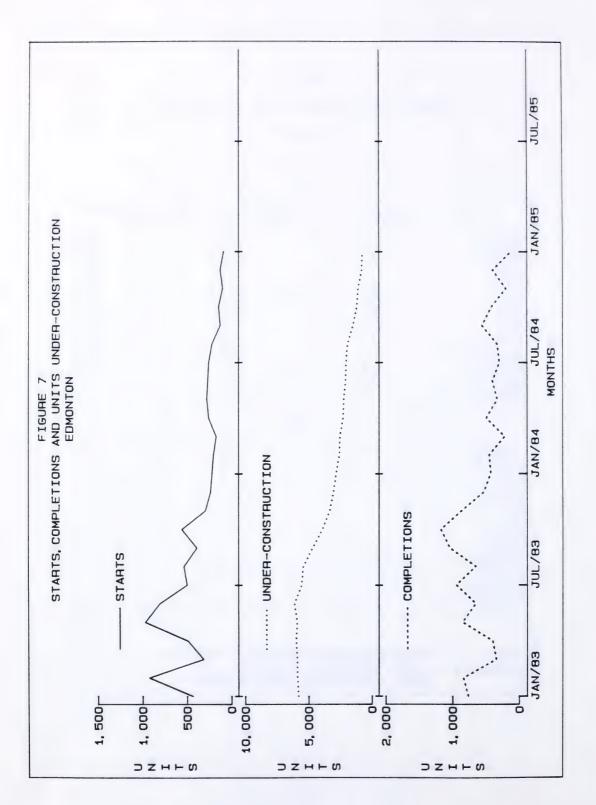


TABLE 10 STARTS, COMPLETIONS AND UNDER-CONSTRUCTION EDMONTON

		1984	
			UNDER-CONSTRUCTION
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	805
		1985	
JANUARY FEBRUARY	90	122	768
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

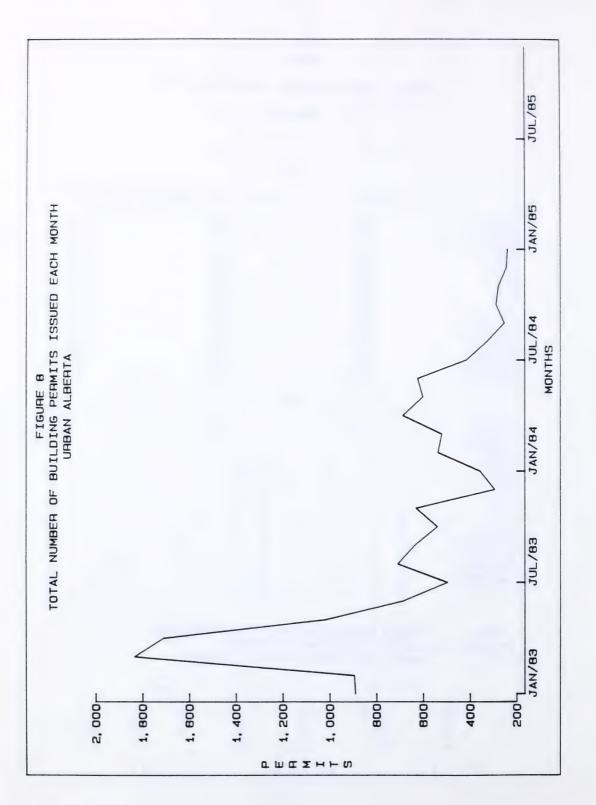


TABLE 11

JAN-85

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

СІТҮ	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	65	0	0	0	65	-24
CAMROSE	2	0	0	0	2	*
EDMONTON M.A.	111	0	0	28	139	_42
FORT MCMURRAY	В	0	0	0	9	200
GRANDE PRAIRIE	S	0	0	0	5	004
LEDUC	2	0	0	0	2	100
LETHBRIDGE	S	0	0	0	2	-55
LLOYDMINSTER(ALTA. PART)	15	0	0	0	15	004
MEDICINE HAT	0	0	0	0	0	_100
RED DEER	2	0	0	0	2	_83
SPRUCE GROVE	1	0	0	0	1	_67
TOTAL	211	0	0	28	239	_33
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	6 8 9 8 5 9 8 6 6 6 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

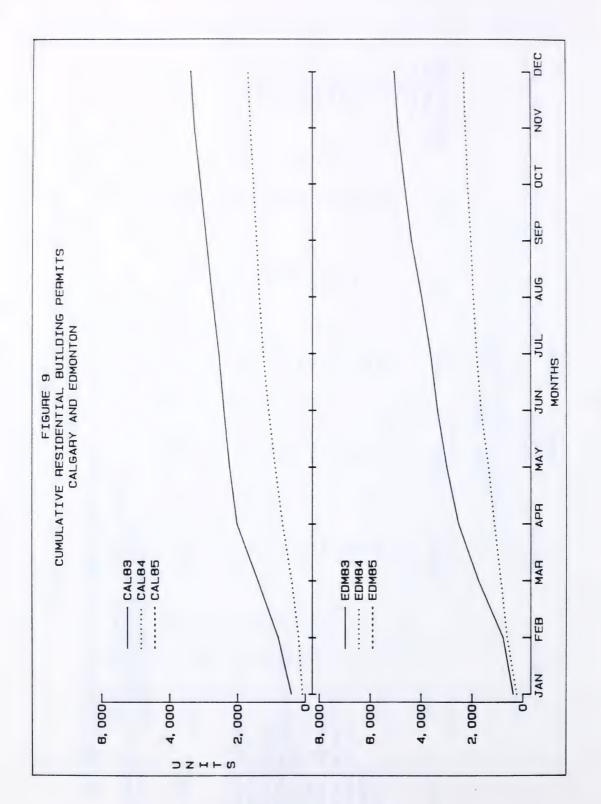


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED TIME PERIOD IN THE PREVIOUS YEAR COMPARED WITH THE SAME

	CA	CALGARY	CAM	CAMROSE	EDMONTON METRO)	MONTON ETRO)	FORT MCMURRAY	RAY	GRAND	ND	LEDUC		STHBRI	DGE L	LETHBRIDGE LLOYDMIN ALTA.PART)	£	MEDICINE HAT		RED L	DEER	SP	SPRUCE
1	1984	1985	1985 1984 1985	1985	1984	1985	1985 1984	1985	1984	1985 1984	1984	1985 1984		985 1	1985 1984 1985	985 1	1984 1985 1984	985 1		1985	1984 1985	1985
JANUARY	85	65	0	2	239	139		, e		5		2	11	5	3	15	2	0	12	2	3	1
FEBRUARY	196		0		622		#		9		2		25		80		10		20		2	
MARCH	402		2		855		10		8		2		50		20		23		35		6	
APRIL	670		17		1118		15		17		3		112		32		33		62		24	
WAY	888		21		1350		75		27		7		133		143		35		96		30	
JUNE	1087		23		1642		92		43		7		161		92		42	,	106		34	
JULY			26		1815		111		20		80		175		115		43		114		42	
AUGUST	1360		30		1934		129		26		11		186		145		20	. ,	123		47	
SEPTEMBER			31		2034		137		62		11		194		147		84		132		50	
OCTOBER	1534		35		2161		150		69		11		200		169		89	. 1	142		52	
NOVEMBER	1629		39		2246		162		74		12		202		235		46	•	145		52	
DECEMBER	1701		107		2309		163		11		13		210		250		96		152		26	
PERCENT CHANGE	HANGE	-24		- PK		_42	\$ 8 1	200	6 6	400	1	100		55	1	004		100		83		_67
YEAR 1984	JAN 358	FEB 895		MAR 1416	APR 2103	MAY 2705	JUN 3329		JUL 3744	TOTAL AUG 4071	SEP 4324		OCT 4612	10N 1084	 	DEC E	PERCENT		CHANGE	2 8 8 8	8 8	t 1 1
1985	239																_33					

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

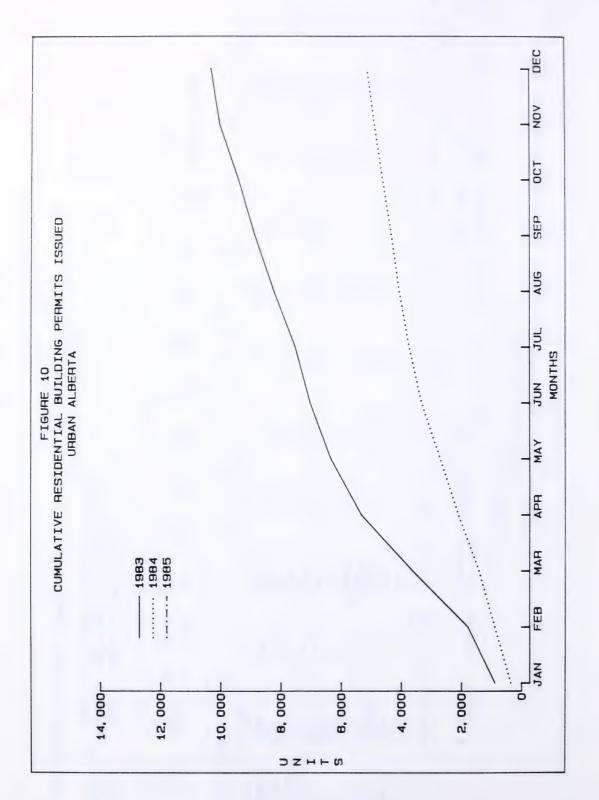


TABLE 13

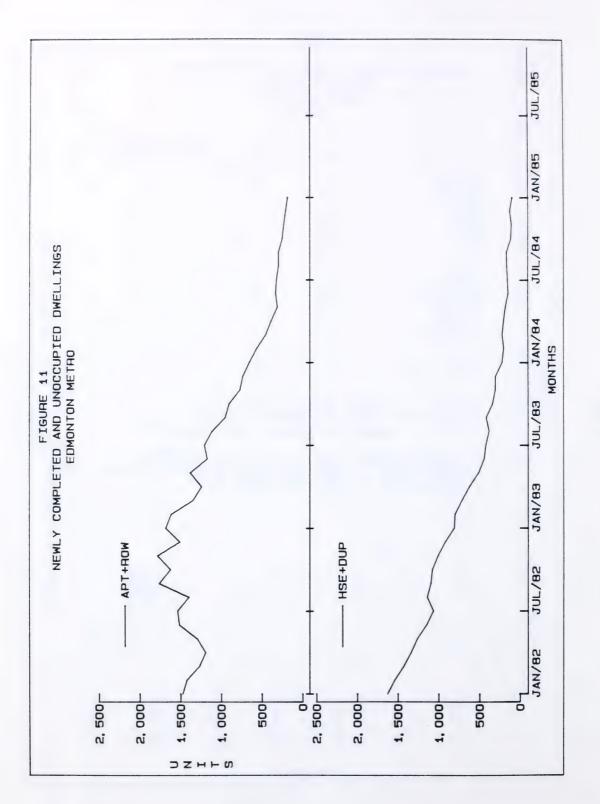
## MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED IN URBAN\* ALBERTA (NUMBER OF UNITS) 1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	200	
MARCH	521		
APRIL	687		
MAY	602		
JUNE	624		
JULY	415		
AUGUST	327		
SEPTEMBER	253		
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	239	

SOURCE: ALBERTA BUREAU OF STATISTICS PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE EDMONTON M.A. FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT RED DEER, AND SPRUCE GROVE



### EDMONTON METRO NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

		APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENI
		19	84		
JANUARY	220	656	876	425	40
<i>FEBRUARY</i>	199	567	766	448	42
MARCH	218	456	674	216	31
<i>APRIL</i>	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
<i>AUGUST</i>	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
<i>NOVEMBER</i>	102	233	335	195	40
DECEMBER	123	209	332	395	55
		198			
JANUARY	94	184	278	122	39
FEBRUARY					
MARCH					
<b>APRIL</b>					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

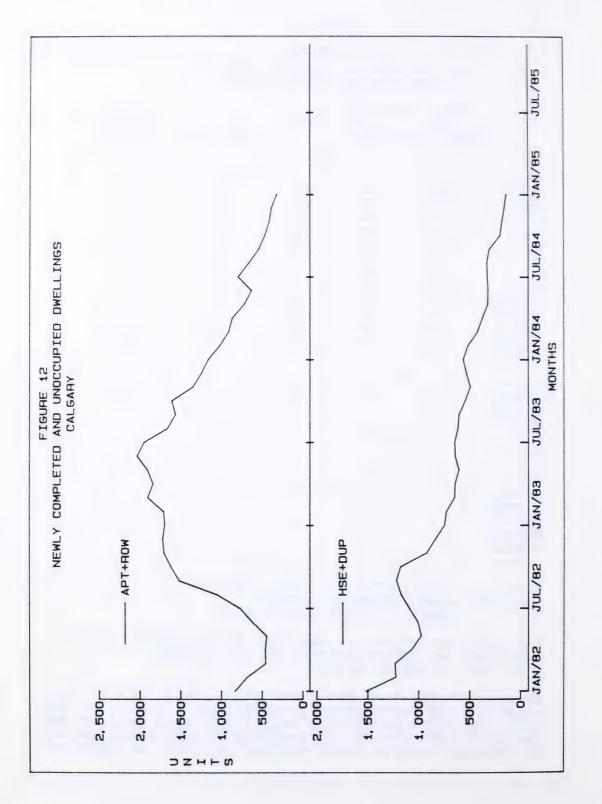
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.



## CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*		TOTAL	COMPLETIONS	ABSORP. PERCENI
		19	84		
JANUARY	560	1161		184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	197	468	665	172	35
NOVEMBER	179	413	592	247	35
DECEMBER	156	387	543	130	25
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY	137	322	459	115	30
JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS

UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

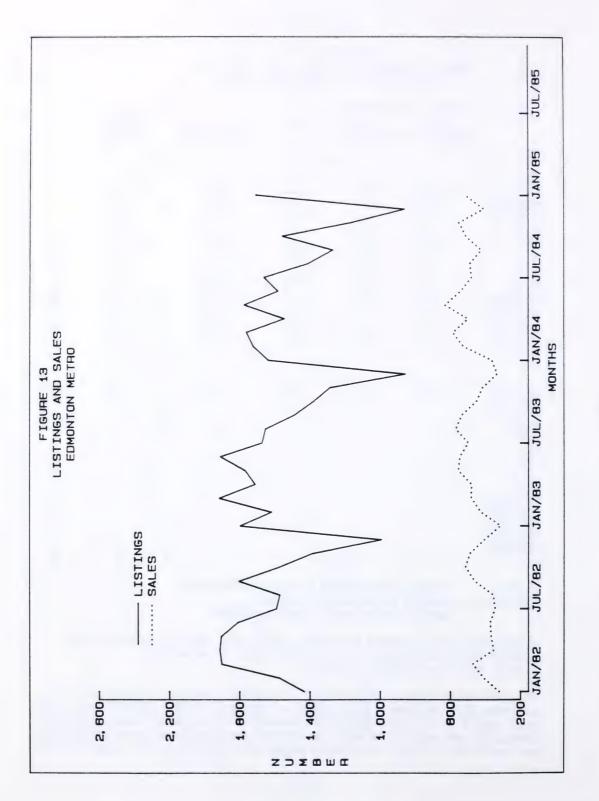


TABLE 16

RESIDENTIAL LISTINGS SALES AND PRICE

#### EDMONTON

		1984		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	31	81317
MARCH	1763	586	33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	. 35	77713
JUNE	1583	541	34	82281
JULY	1662	479	29	75800
AUGUST	1411	488	35	82859
SEPTEMBER	1270	422	33	79004
OCTOBER	1557	510	33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
		1985		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	1707	514	.30	75769
SOURCE:	FOMONTON	REAL E	STATE BOARD	

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

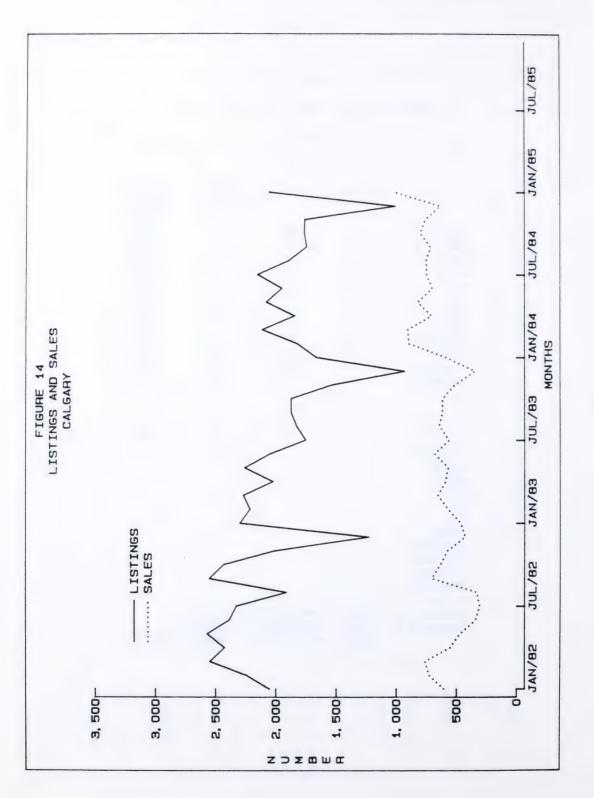


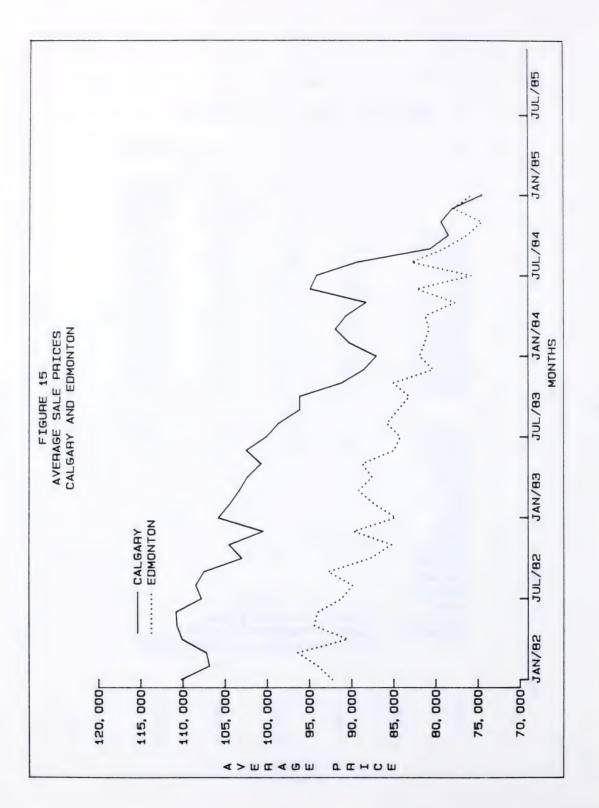
TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

#### CALGARY

		1984		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	63	78030
		1985		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBEK OCTOBER NOVEMBER DECEMBER	2054	1011	49	74550

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH



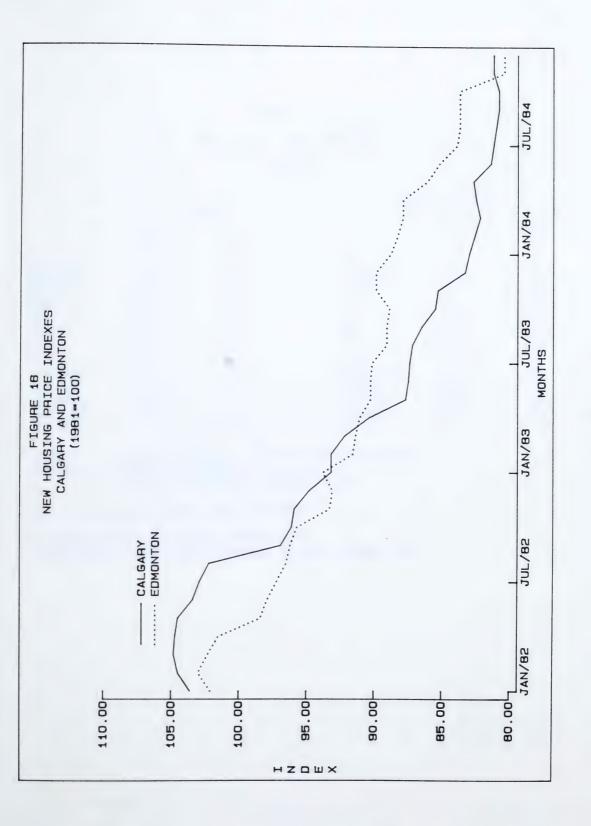




TABLE 18

NEW HOUSING PRICE INDICES\*

1981=100

	CALGARY**		EDM	ONTON***	
	1983	1984		1983	1984
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY	93.2 93.2 92.2 90.4 87.7 87.5	83.0 82.6 82.2 82.5 82.7 81.4 81.2	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY	93.8 91.6 91.4 91.1 90.3 90.3 90.2	88.8 88.3 87.9 87.9 86.1 85.2 83.9
AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	87.2 86.5 85.5 85.3 83.3	81.0 80.8 80.8 81.2 81.2	AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	89.1 89.1 88.9 89.9	83.7 83.7 83.7 80.4 80.4

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

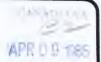
\*THE LAST FIGURE IS THE LATEST AVAILABLE

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

\*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



ALILIOIT



# RESIDENTIAL CONSTRUCTION IN ALBERTA

FEBRUARY 1985



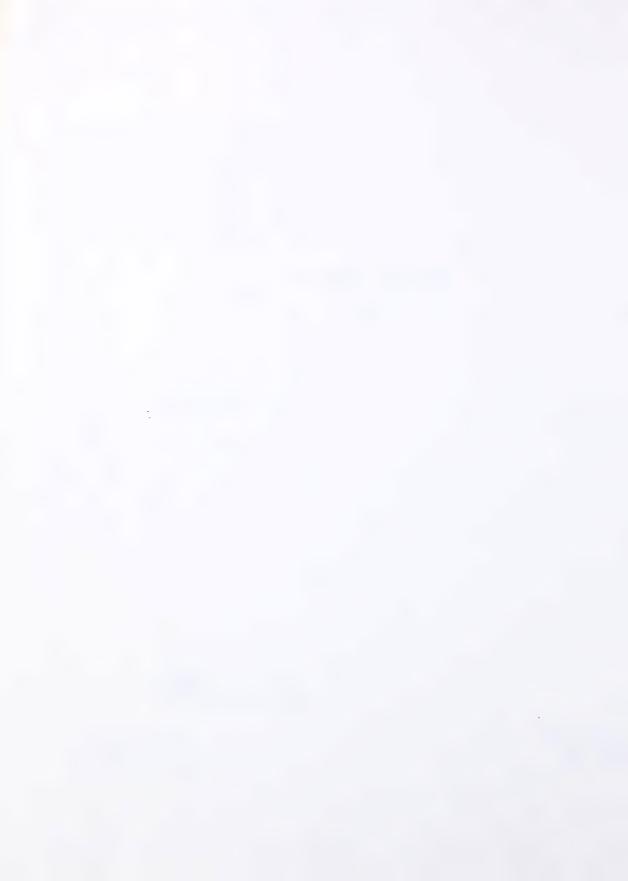


# RESIDENTIAL CONSTRUCTION IN ALBERTA

FEBRUARY 1985

DEPARTMENT OF HOUSING

ISSN 0823-3047 02/85 (228)



#### TABLE OF CONTENTS

			Page
Highlight	s		1
Residenti	al Co	enstruction Starts	
Table	1:	Housing Starts by Type and Towns	2
Table	2:	January to Date Housing Starts by Type and Towns,	3
10510	۲.	Compared With Same Period in the Previous Year	5
Table	3:	Total Housing Starts by Month: 1984 - 1985	7
Table	4:		,
		1984 - 1985	9
Table	5:	Total Single and Multiple Housing Starts in Calgary	
		and Edmonton by Month: 1984 - 1985	11
Table	6:	Quarterly Housing Starts in Alberta (All Areas)	13
Table	7:	Housing Completions by Type and Towns	14
Table	8:		15
Table	9:	Starts, Completions and Under-Construction - Calgary	17
Table	10:	Starts, Completions and Under-Construction - Edmonton	19
		* * * *	
Figure	1:	Cumulative Housing Starts - Calgary and Edmonton	4
Figure		Total Number of Housing Starts	6
Figure			
3		Alberta	8
Figure	4:	Multiples as a Percentage of Total Starts - Calgary	
3.		and Edmonton	10
Figure	5:	Cumulative Quarterly Housing Starts - Urban Areas	12
Figure			16
Figure			18
Residenti	al Bu	ilding Permits	
Table	11:		21
Table	12:		
		Compared With Same Period in the Previous Year	23
Table	13:	Total Building Permits by Month: 1984 - 1985	25
		* * * *	
Figure	8:	Total Number of Building Permits Issued Each Month -	
rigure	0.	Urban Alberta	20
Figure	9:		22
Figure			24
rigure	10:	Cumulative bulluling Permits - Orban Alberta	24



				Page
1	lewly Com	plete	d and Unoccupied Dwellings	
	Table	14:	Newly Completed and Unoccupied Dwellings by Month -	
	Table	15.	Edmonton	27
	lable	15:	Newly Completed and Unoccupied Dwellings by Month - Calgary	29
			* * * *	
	Figure			26
	Figure	12:	Newly Completed and Unoccupied Dwellings - Calgary	28
P	ultiple	Listi	ngs Service (M.L.S.)	
	Table	16:	Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	31
	Table	17:	Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	33
			Cargary (1964 - 1965)	33
			****	
	Figure		Listings and Sales - Edmonton	30
	Figure Figure		Listings and Sales - Calgary Average Sales Prices - Calgary and Edmonton	32 34
	3			
1	lew Housi	ng Pr	ice Indexes	
	Table	18:	New Housing Price Indexes in Calgary and Edmonton by Month: 1983 - 1984	36
			* * * *	
	Figure	16.	New Housing Price Indexes in Calgary and Edmonton	35
	Figure	10:	new nousing Price indexes in cargary and Editoricon	33



#### Highlights

#### Urban Alberta

- O Housing starts in February declined 29% to 222 units from 311 in February of 1984.
- o Total starts for the first two months decreased 32% to 504 units from 736 for 1984. Multiples declined 10% while singles dropped 34%.
- Only Camrose, Fort McMurray and Lloydminster recorded increases in housing starts.
- Ounits under construction in February decreased to 1,623 of which 35% or 561 were apartment units.
- The number of building permits issued in Urban Alberta continued to be low; only 235 permits were issued in February, a decrease of 56% over the same period 1984.

#### Calgary

- ° Calgary's starts amounted to 73 units last month, a 38% decline from February 1984.
- o Total starts for the year decreased 4% to 191 units from 199 for 1983.
  Only 5 multiples were started for the first two months of this year.
  Single family starts increased 6% over last year.
- On Housing under construction decreased to 497 units (40 apartments, 457 singles) from 701 the month before. Inventory of newly completed and unoccupied housing continued to trend downwards to 439 units from 459 in January.
- Only 103 building permits were issued in February (all single family housing), a 7% drop from the same month last year.



- The resale housing market continued to be extremely active last month equalling the mid-1981 levels as indicated by the ratio of sales to listings which reached .61 and the 21% increase in sales over February 1984.
- The average resale house price increased in February to \$80,635 from \$74,550 in January. The new house price index remained at 81.2 in January, same as in the previous two months.

#### Edmonton

- Edmonton's housing starts fell 43% from the same month 1984 to 116 units, of which 28 were apartment units.
- ° Total starts for the year declined 51% compared to the same period 1984 due entirely to decreases in single family starts.
- O Housing under construction increased to 785 units, up 2% from 769 the month before. Inventory of newly completed units dwindled to 253 with a continuing high rate of absorption.
- o In the resale market, the number of houses sold rose 41% to 725 units over the same month last year.
- The average selling price continued to slide to \$73,121 last month, down from \$75,769 in January. The new house price index increased marginally to 80.6 in January.



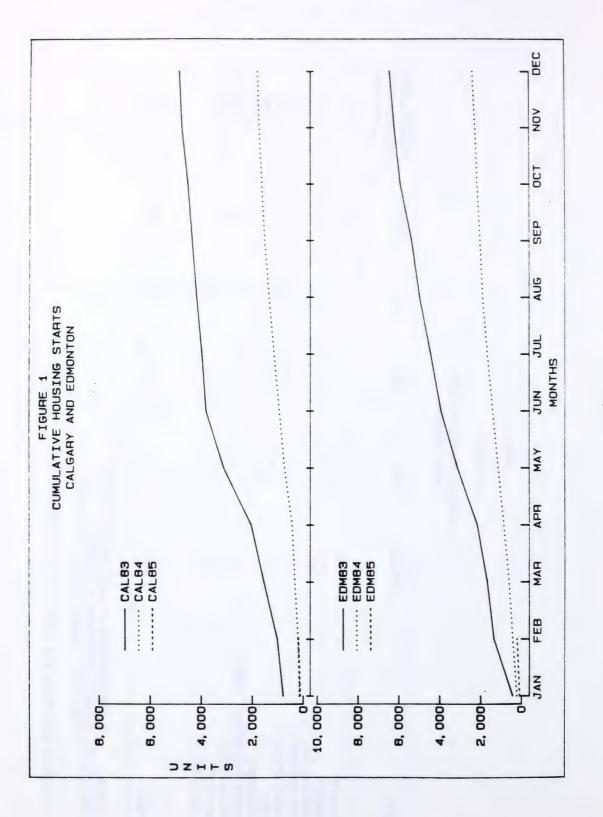
FEB-85

HOUSING STARTS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SANE WTH LAST YEAR
CALGARY	68	0	5	0	73	28
CANROSE	±	0	0	0	⇉	*
EDMONTON M.A.	88	0	0	28	116	E#3
FORT MCMURRAY	ന	0	0	0	8	_70
GRANDE PRAIRIE	S	0	0	0	S	004
TEDUC	2	0	0	0	2	-20
LETHBRIDGE	#	0	0	0	#	-50
LLOYDNINSTER(ALTA. PART)	10	0	0	0	10	150
NEDICINE HAT	-	0	0	0	1	_67
RED DEER	က	0	0	0	6	_81
SPRUCE GROVE	1	0	0	0	4	7.5
TOTAL	189	0	ĸ	28	222	_29

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



TIME PERIOD IN THE PREVIOUS YEAR JANUARY TO DATE HOUSING STARTS COMPARED WITH THE SAME

CITT	SII	SINGLES	SEI	SENIS	R	ROW		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	
CALGARI	176	186	2	0	21	S.	0	0	199	191	٦
CANROSE	2	#	0	0	0	0	0	0	2	#	100
EDMONTON M.A.	390	178	9	0	28	0	0	28	424	206	_51
PORT MCNURRAY	12	13	0	0	0	0	0	0	12	13	80
GRANDE PRAIRIE	16	6	<b>#</b>	0	0	0	0	0	20	6	_55
CEDUC	9	2	0	0	0	0	0	0	9	2	_67
LETHBRIDGE		9	#	2	0	0	0	#	22	12	745
LLOYDMINSTER(ALTA. PART)		24	0	0	0	0	0	25	10	64	390
WEDICINE HAT		9	2	0	0	0	0	0	10	3	_70
RED DEER	16	10	0	0	0	0	#	0	20	10	_50
SPRUCE GROVE	11	2	0	0	0	0	0	0	11	2	55
TOTAL	665	011	18	2,5	611	2 2	#	57	736	504	_32
DUCENT CHANGE DE LIFE		10		0.0		30		1325		3.5	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

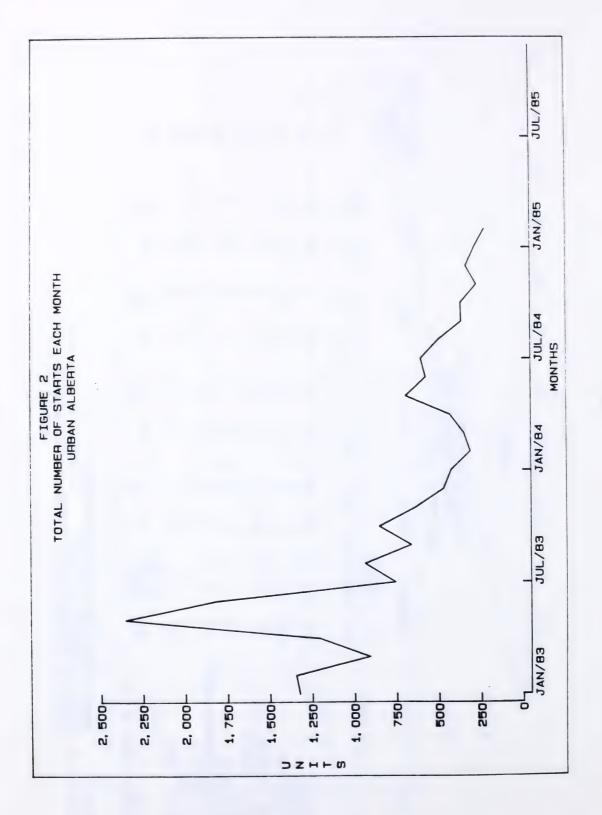


TABLE 3

MONTHLY HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311	222	-29
MARCH	349		
APRIL	432		
MAY	691		
JUNE	574		
JULY	602		
AUGUST	499		
SEPTEMBER	361		
OCTOBER	364		
NOVEMBER	270		
DECEMBER	332		
TOTAL	5210	504	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCNURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

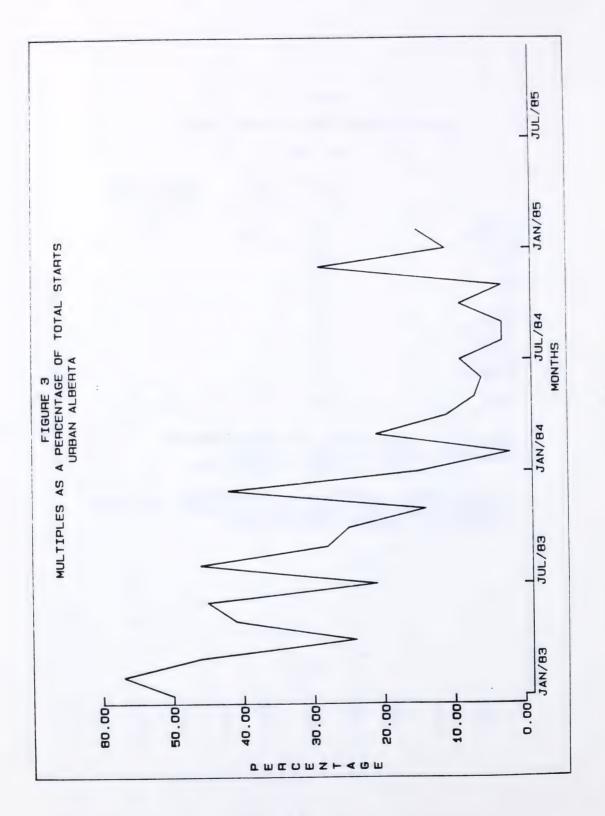


TABLE 4

#### SINGLE AND MULTIPLE HOUSING STARTS IN URBAN\* ALBERTA

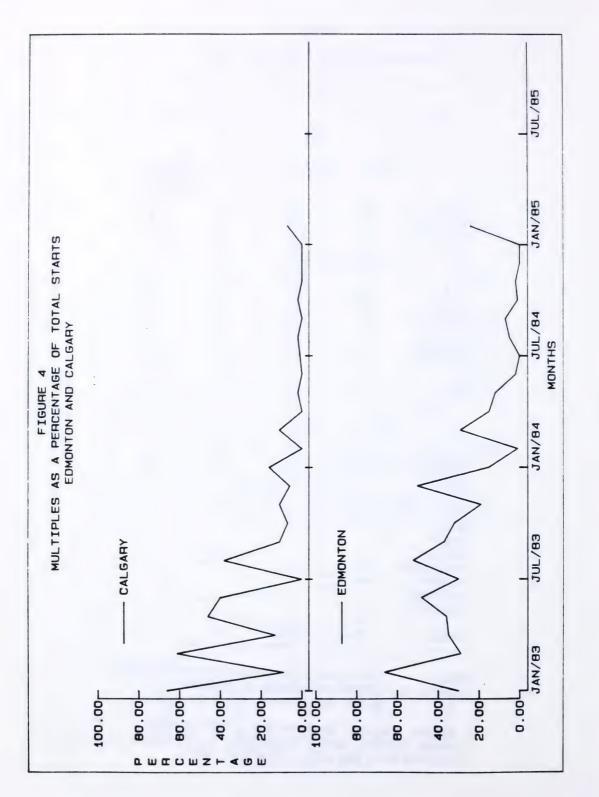
1984-1985

1984	
------	--

	TOTAL	SINGLES	MULTI	MULTI AS A
		D11113D20	HODII	PERCENT
				OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	<b>2</b> 62	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
		1985		
		2000		
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	504	440	64	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON N.A., FORT MCNURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDNINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



SINGLE AND MULTIPLE HOUSING STAKTS IN CALGARY AND EDMONTON

TOTAL   SINGLES   NULTI AS A   TOTAL   SINGLES   NULTI AS A   TOTAL   SINGLES   NULTI AS A   TOTAL	TOTAL SINGLES   WULTI AS A   TOTAL SINGLES   WULTI AS A   TOTAL SINGLES   WULTI AS A   TOTAL   TOTAL	TOTAL SINGLES   MULTI AS A   TOTAL SINGLES   MULTI AS A   TOTAL   TO			CALGARY	Y	П	1984	EDMON	EDMONTON (METRO)		
NAT         142         119         23         16         JANUARY         220         188         32           AART         57         0         0         FEBRUARY         204         202         2           1         127         113         14         11         MARCH         173         122         31           2         105         105         0         0         APRICH         279         245         31           2         105         10         0         APRICH         279         245         34           3         202         202         202         202         207         279         245         34           4         2         204         MAR         2         AMRCH         279         245         34           4         1         1         1/1         1/1         4         2         ARTCHER         146         144         2           BER         192         1         1         1/1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1 <th< th=""><th>NAT         142         119         23         16         JANUARY         220         188         32           AART         57         57         0         0         FEBRUARY         204         202         2         2         2         2         2         2         2         2         2         2         2         2         3         2         2         3         3         3         3         3         3         4</th><th>  March   142   119   23   16   JANUARY   220   188   32   23   24   24   24   24   24   24</th><th></th><th>TOTAL</th><th>SINGLES</th><th>MULTI</th><th>MULTI AS A PERCENT OF TOTAL</th><th></th><th>TOTAL</th><th>SINGLES</th><th>MULTI</th><th>NULTI AS A PERCENT OF TOTAL</th></th<>	NAT         142         119         23         16         JANUARY         220         188         32           AART         57         57         0         0         FEBRUARY         204         202         2         2         2         2         2         2         2         2         2         2         2         2         3         2         2         3         3         3         3         3         3         4	March   142   119   23   16   JANUARY   220   188   32   23   24   24   24   24   24   24		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	NULTI AS A PERCENT OF TOTAL
NAT   17   113   14   11   NARTH   204   202   2   2   1	NAMER   ST   ST   ST   ST   ST   ST   ST   S	MARCH   177   178   149   111   MARCH   173   122   21   173   175   1	JANUART	142	119	23	16	JANUARY	220	188	32	15
127   113   14   11   MARCH   173   122   51     105   105   105   0   0   APRIL   258   219   39     202   202   202   0   0   APRIL   258   219   39     203   204   2   0   0   AUNE   268   264   4     203   207   2   1   AUULY   257   257   0     203   207   2   1   AUULY   257   257   0     203   207   2   1   AUULY   257   257   0     203   207   2   1   4   2   AUULY   251   209   12     204   205   207   0   0   SEPTCHBER   146   144   2     205   207   2   0   0   NOVENBER   101   99   2     206   207   2   3   TOTAL   2384   2197   187     207   207   207   207   207   207     207   207   207   207   207     208   207   207   207   207     208   207   207   207   207     208   207   207   207   207     208   207   207   207   207     208   207   207   207   207     208   207   207   207   207     208   207   207   207   207     208   207   207   207   207     208   207   207   207   207     209   207   207   207   207     209   207   207   207   207   207     200   207   207   207   207   207     200   207   207   207   207   207     200   207   207   207   207   207   207     200   207   207   207   207   207   207     200   207   207   207   207   207   207     207   207   207   207   207   207   207     207   207   207   207   207   207   207   207   207     207	127   113   14   111   MARCH   173   122   51     105   105   0	127   113   14   11   MARCH   173   122   51     105   105   0	PEBRUARI	57	57	0	0	FEBRUARY	204	202	2	-
105   105   105   0	105   105   105   0	105   105   105   0	MARCH	127	113	14	11	MARCH	173	122	51	29
306   301   5   2   MAY   279   245   34     202   202   0   0   JUNE   268   264   4     203   202   1   1   JULX   257   257   0     203   202   1   2   1   1   202   203   1     203   202   1   2   1   203   1     203   203   2   2   2   2   2   2     203   203   2   2   2   2   2     203   203   2   2   2   2   2     203   203   2   2   2   2     203   203   2   2   2     203   203   2   2     203   203   2     203   203   2     203   203   2     203   203   2     203   2   2     203   2   2     203   2   2     203   2   2     203   2	306   301   5   2   MAY   219   245   34     202   202   202   0   0   0   UNB   268   264   4     203   207   2   1   1   2   1   2     204   207   2   2   1   2   1     205   207   2   2   1   2     208   207   2   2   2     209   207   2   2   2     209   207   2   2     209   207   2   2     209   2   2   2     209   2   2   2     209   115   2   2   2     209   12   2     209   12   2     209   12   2     209   12   2     209   12   2     209   12   2     209   2     200   0   0   0   0     200   0   0   0     200   0     200   0   0     200   0	306 301 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	APRIL	105	105	0	0	APRIL	258	219	39	15
ST         202         202         202         204         4           ST         209         207         2         1         JULX         257         257         0           SWBR         172         188         4         2         AUGUST         221         209         12           SRR         119         115         4         2         AUGUST         221         209         12           WBR         119         115         4         3         OCTOBER         119         99         2           WBR         102         102         0         0         NOVEMBER         119         99         2           C         118         1751         52         3         TOTAL         2384         2197         187           ART         118         0         0         AARUARY         90         90         0           UART         73         68         5         7         FEBRUARY         116         88         28           H         118         18         5         7         FEBRUARY         10         90         0           ST         A         A <t< td=""><td>ST         202         202         1 JUNE         268         264         4           ST         199         203         207         2         1 JUNE         257         257         0           SMBR         172         188         4         2         AULUSY         257         257         0           BRR         112         188         4         2         AULUSY         257         209         12           BRR         119         115         4         2         AURE         119         99         2           BER         70         0         0         0         DECEMBER         129         129         2           L         180         0         0         AURECRABER         101         99         2           ART         18         18         0         AURICR         90         90         0           ART         ART&lt;</td><td>  202   202   203   204   4    </td><td>MAY</td><td>306</td><td>301</td><td>5</td><td>2</td><td>MAY</td><td>279</td><td>245</td><td>34</td><td>12</td></t<>	ST         202         202         1 JUNE         268         264         4           ST         199         203         207         2         1 JUNE         257         257         0           SMBR         172         188         4         2         AULUSY         257         257         0           BRR         112         188         4         2         AULUSY         257         209         12           BRR         119         115         4         2         AURE         119         99         2           BER         70         0         0         0         DECEMBER         129         129         2           L         180         0         0         AURECRABER         101         99         2           ART         18         18         0         AURICR         90         90         0           ART         ART<	202   202   203   204   4	MAY	306	301	5	2	MAY	279	245	34	12
SFT         209         207         2         1 JULY         257         257         0           SMER         192         188         4         2         AUCUST         221         209         12           BER         172         172         0         0         SEPTEMBER         128         119         9           BER         102         102         0         0         DECEMBER         101         99         2           VARE         70         70         0         DECEMBER         129         129         2           ART         118         0         0         DECEMBER         129         129         0           ART         118         0         0         JANUARY         90         90         0           ART         1         118         0         0         JANUARY         90         90         0           ART         1         ART         ART         ART         ART         ART         ART         ART           ART         1         ART         AR	ST         209         207         2         1         JULY         257         257         257         2           MARER         192         188         4         2         AGGUST         221         209         12           MER         192         188         4         3         OCTOBER         149         9         2           MER         102         102         0         0         DECEMBER         129         129         2           WER         70         70         0         0         DECEMBER         129         129         2           WAT         180         1751         52         3         TOTAL         2384         2197         187           ART         118         0         0         DECEMBER         129         129         0           ART         4         ART         ART         ART         ART         ART         ART         ART           L         118         118         0         0         JANUARY         90         90         0           ART         ART         ART         ART         ART         ART         ART         ART <t< td=""><td>ST         209         207         2         1         JULY         257         257         257         257         0           MARE         192         188         4         2         AGOCTOBER         128         19         9         12           BER         119         15         4         3         OCTOBER         146         144         2         0         9         12         9         2         40         12         9         12         9         2         40         12         9         2         40         12         9         2         40         12         9         2         2         40         0<td>JUNE</td><td>202</td><td>202</td><td>0</td><td>0</td><td>JUNE</td><td>268</td><td>264</td><td>#</td><td>+</td></td></t<>	ST         209         207         2         1         JULY         257         257         257         257         0           MARE         192         188         4         2         AGOCTOBER         128         19         9         12           BER         119         15         4         3         OCTOBER         146         144         2         0         9         12         9         2         40         12         9         12         9         2         40         12         9         2         40         12         9         2         40         12         9         2         2         40         0 <td>JUNE</td> <td>202</td> <td>202</td> <td>0</td> <td>0</td> <td>JUNE</td> <td>268</td> <td>264</td> <td>#</td> <td>+</td>	JUNE	202	202	0	0	JUNE	268	264	#	+
192   188	192   188	F   192   188	JULY	209	207	2	1	JULY	257	257	0	0
BBR         172         172         0         0         SEPTEMBER         128         119         9           SR         119         115         4         3         OCTOBER         144         2           BR         119         102         0         0         NOVEMBER         101         99         2           BR         700         0         0         NOVEMBER         129         129         0           CALCARY         5         3         TOTAL         2384         2197         187           AV         118         0         0         JANUARY         90         90         0           AV         7         FEBRUARY         116         88         28         28           AV         7         FEBRUARY         116         88         28         28           AV         AV         AV         AV         AV         AV         AV           AV         AV         AV         AV         AV         AV           AV         AV         AV         AV         AV         AV           AV         AV         AV         AV         AV         AV	BBR         172         172         172         0         0         SEPTEMBER         128         119         9           SR         119         115         4         3         OCTOBER         126         144         2           BR         102         10         0         0         DECEMBER         144         2           BR         102         10         0         DECEMBER         129         129         0           CALCARY         52         3         TOTAL         2384         2197         187           CALCARY         180         0         0         JANUARY         90         90         0           ART         73         68         5         7         FEBRUARY         116         88         28         28           ABER         400         AANUARY         90         90         0	BBER         172         172         172         0         OSEPTEMBER         128         119         9           SR         119         115         4         3         OCTOBER         146         19         2           BER         70         10         0         0         DECEMBER         129         129         2           BER         70         70         0         0         DECEMBER         129         129         0           CALGARY         52         3         TOTAL         2384         2197         187           T         118         118         0         0         JANIMIRY         90         90         0           AKT         73         68         5         7         REBRUARY         116         88         28           RER         88         8         7         REBRUARY         AULX         AULX         AULX           RER         88         8         7         AULX         AULX         AULX         AULX           RER         88         8         7         AULX         AULX         AULX         AULX           RER         191         186	UGUST	192	188	#	2	AUGUST	221	209	12	S
SRR         119         115         4         3         OCTOBER         146         144         2           SBR         102         102         0         0         NOVEMBER         101         99         2           SBR         102         102         0         0         DECEMBER         101         99         2           1803         1751         52         3         TOTAL         2384         2197         187           CT         118         0         0         JANUARY         90         90         0           ARZ         73         68         5         7         REBRUARY ARRCH ARRCH ARRCH ARRCH ARRCH ARRCH 	SRR         119         115         4         3         OCTOBER         146         1444         2           SBR         102         102         0         NOVEMBER         101         99         2           SBR         102         102         0         0         DECEMBER         101         99         2           1803         1751         52         3         TOTAL         2384         2197         187           CALGARY         118         0         0         JANUARY         90         90         0           ARY         73         68         5         7         FEBRUARY         90         90         0           ARY         ARY         ARY         ARY         ARY         ARY         ARY         ARY           ARR         ARY         ARY         ARY         ARY         ARY         ARY         ARY           BER         SR         SR         SR         SR         SR         SR         SR           BER         191         186         5         TOTAL         206         178         28           ES         CAMADA         MOVEMBER         SR         SR	SR         119         115         4         3         OCTOBER         146         144         2           SER         102         102         0         0         NOVEMBER         101         99         2           SER         102         102         0         0         DECEMBER         101         99         2           1803         1751         52         3         TOTAL         2384         2197         187           CALCARY         118         0         0         DECEMBER         50         0         0           RT         118         0         0         0         ANUARY         90         90         0           ARE         73         68         5         7         PEBRUARY         116         88         28           SF         AUGUST         AUGUST         AUGUST         AUGUST         AUGUST         AUGUST           SF         191         186         5         TOTAL         206         178         28           SF         CANADA NORTGAGE AND HOUSING         AUGUST         AUGUST         AUGUST         AUGUST         AUGUST         AUGUST         AUGUST         AUGUST <td< td=""><td>SEPTEMBER</td><td>172</td><td>172</td><td>0</td><td>0</td><td>SEPTEMBER</td><td>128</td><td>119</td><td>6</td><td>7</td></td<>	SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	6	7
SER         102         102         0         NOVEMBER         101         99         2           SER         70         70         0         0         DECEMBER         129         129         2           TAT         1803         1751         52         3         TOTAL         2384         2197         187           TAT         118         0         0         JANUARY         90         90         0           AKZ         7         FEBRUARY         116         88         28         28           AMACH         ARACH	BER         102         102         0         O NOVEMBER         101         99         2           BER         70         70         0         0         DECEMBER         101         99         2           1803         1751         52         3         TOTAL         2384         2197         187           QT         118         0         0         0         JAMUARY         90         90         0           4RT         73         68         5         7         FEBRUARY         116         88         28           4RT         73         68         5         7         FEBRUARY         90         90         0           4RPL         MARCH         ARRCH         ARRC	BER         102         102         0         NOVEMBER         101         99         2           BER         70         70         0         0         DECEMBER         101         99         2           1803         1751         52         3         TOTAL         2384         2197         187           CALGARY         1985         EDMONITON (METRO)         0         0         JANUARY         90         90         0           ART         73         68         5         7         FEBRUARY         90         90         0           ART         73         68         5         7         FEBRUARY         90         90         0           ART         ART         ARTIL	OCTOBER	119	115	ŧ	၉	OCTOBER	146	144	2	1
SER         70         70         0         DECEMBER         129         129         0           4EV         1803         1751         52         3         TOTAL         2384         2197         187           4T         118         0         0         JANUARY         90         90         0           4T         118         0         0         JANUARY         90         90         0           4FZ         7         FEBRUARY         116         88         28         28           AMAY         JUNE         JUNE         JUNE         JUNE         AMAY         AMAY           BER         SEPTEMBER         OCTOBER         NOVEMBER         NOVEMBER         NOVEMBER           191         186         5         TOTAL         205         178         28	### 70 70 0 0 DECEMBER 129 129 0  #### 1803 1751 52 3 70TAL 2384 2197 187  ##### 118 118 0 0 0 JANUARY 90 90 0  ##############################	1803   1751   52   3   707AL   2384   2197   187	OVENBER	102	102	0	0	NOVEMBER	101	66	2	2
1803   1751   52   3   TOTAL   2384   2197   187	1803   1751   52   3   TOTAL   2384   2197   187	1803   1751   52   3   TOTAL   2384   2197   187	BCENBER	70	70	0	0	DECEMBER	129	129	0	0
1803   1751   52   3   TOTAL   2384   2197   187	1803   1751   52   3   TOTAL   2384   2197   187	1903   1751   52   3   TOTAL   2384   2197   187							1 1 1	* * * *	1 1 1 1 1	1 1 1
CALGARY         1985         EDMONTON (METRO)           QT         118         0         0         JANUARY         90         90         0           4RY         73         68         5         7         FEBRUARY         116         88         28	### CALGARY 1985 EDMONTON (METRO)  #### 118 118 0 0 0 JANUARY 90 90 0 0 0 PEBRUARY 116 88 28 2 PEBRUARY 116 88 28 PEBRUARY 1186 5 PECRUBER 1178 28 PECRUBER 1178 27 PECRUBER 1178 28 PECRUBER 1178 27 PECRUBER 1178 28 PECRUBER 1178 27 PE	### 118 118 0 0 0 JANUARY 90 90 0 0 0 JANUARY 90 90 0 0 0 0 JANUARY 90 90 0 0 0 0 JANUARY 90 90 0 0 0 0 0 JANUARY 90 90 0 0 0 0 0 0 0 JANUARY 90 90 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	OTAL	1803	1751	52	3	TOTAL	2384	2197	187	80
### 118 0 0 0 JANUARY 90 90 0 0 0 0 JANUARY 116 88 28 2 8 2 8 2 9 2 9 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	### 118 0 0 0 JANUARY 90 90 0 0 0 JANUARY 116 88 28 2	### 118 118 0 0 0 JANUARY 90 90 0 0 0 4 JANUARY 116 88 28 2			CALGAR	Y	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5861	EDMON	TON (METRO)		
4RY         73         68         5         7         FEBRUARY         116         88         28           MARCH         APRIL         APRIL         APRIL         APRIL         AVI           NAY         JULY         AUGUST         AUGUST         SEPTEMBER           SER         NOVEMBER         NOVEMBER         DECEMBER           BER         191         186         5         TOTAL         206         178         28	#RY 73 68 5 7 FEBRUARY 116 88 28  MARCH APRIL MAY JUNE JUNE JULY AUGUST SER  BER  BER  191 186 5 TOTAL 206 178 28	ARY   73 68 5 7   PEBRUARY   116 88 28	ANUART	118	118	0	0	JANUARY	06	06	0	0
### WARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER DE	### WARCH ####################################	### ##################################	EBRUARY	73		S	7	FEBRUARY	116	88	28	24
MAY JUNE JULY AUGUST AUGUST SER SER NOVEMBER OCTOBER NOVEMBER DECEMBER DECEMBER TOTAL 206 178 28	MAY   JUNE   JULY   JULY   AUGUST   AUGUST   SER   SERTEMBER   OCTOBER   O	HAY JUNE JULY AUGUST SER SER SER SER SER OCTOBER NOVEMBER DECEMBER DECEMBER TOTAL 206 178 28 SED SER	MRCH					MARCH				
JUNE JULY AUGUST AUGUST SR SR SER NOVEMBER DECEMBER  191 186 5 TOTAL 206 178 28	JUNE JULY AUGUST AUGUST SER SER SER SER 191 186 5 TOTAL 206 178 28	IBER SER AUGUST AUGUST SER SER SER SER 191 186 5 TOTAL 206 178 28 SED SER	MAY					MAY				
AULX	IBER SER SER SER 191 186 5 TOTAL 206 178 28	IBER SER SER SER SER SER SER 191 186 5 TOTAL 206 178 28 SED DECEMBER SER SER SER SER SER SER SER SER SER S	UNE					JUNE				
## AUGUST ### SEPTEMBER SER OCTOBER NOVEMBER DECEMBER  191 186 5 TOTAL 206 178 28	### AUGUST  ### SEPTEMBER  ### SER  ### SER  ### SER  ### SEPTEMBER  ### OCTOBER  ### NOVEMBER  ### DECEMBER  ###	AUGUST SEPTEMBER SER SER SER 191 186 5 TOTAL 206 178 28 SED SER	יטנג					JULY				
SEPTEMBER 3R 3R 3CTOBER 3ER 3ER 3ER 3ER 3ER 3ECEMBER 3ECE	SEPTEMBER SER NOVEMBER BER 191 186 5 TOTAL 206 178 28	SEPTEMBER SER OCTOBER NOVEMBER BER 191 186 5 TOTAL 206 178 28 SED BY: ALBERTA DEPARTMENT OF HOUSING	UGUST					AUGUST				
SER NOVEMBER NOVEMBER DECEMBER DECEMBER 191 186 5 TOTAL 206 178 28	SER NOVEMBER SER NOVEMBER SER DECEMBER 191 186 5 TOTAL 206 178 28	SER NOVEMBER NOVEMBER DECEMBER 191 186 5 TOTAL 206 178 28 SE CANADA WORTGAGE AND HOUSING CORPORATION SED BY: ALBERTA DEPARTMENT OF HOUSING	SEPTEMBER					SEPTEMBER				
3ER DECEMBER 191 186 5 TOTAL 206 178 28	SER DECEMBER  191 186 5 TOTAL 206 178 28  5: CANADA MORTGAGE AND HOUSING CORPORATION	SER  191 186 5 TOTAL 206 178 28  S: CANADA MORTGAGE AND HOUSING CORPORATION  S: CANADA MORTGAGE AND HOUSING CORPORATION  S: CANADA MORTGAGE AND HOUSING CORPORATION	CTOBER					OCTOBER				
191 186 5 TOTAL 206 178 28	191 186 5 TOTAL 206 178 28	191 186 5 TOTAL 206 178 28  **CANADA MORTGAGE AND HOUSING CORPORATION**  TOTAL 206 178 28  TOTAL 206 178 28	OVEMBER					NOVEMBER				
191 186 5 TOTAL 206 178 28	191 186 5 TOTAL 206 178 28 S: CANADA MORTGAGE AND HOUSING CORPORATION	191 186 5 TOTAL 206 178 28  S: CANADA MORTGAGE AND HOUSING CORPORATION  RED BY: ALBERTAMENT OF HOUSING	DECEMBER				8 8	DECEMBER	9	1 4 4 6		
			TOTAL	191	186	N.		TOTAL	206	178	28	
									1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	8 8 8 8 1 1		6 8 6 6 8

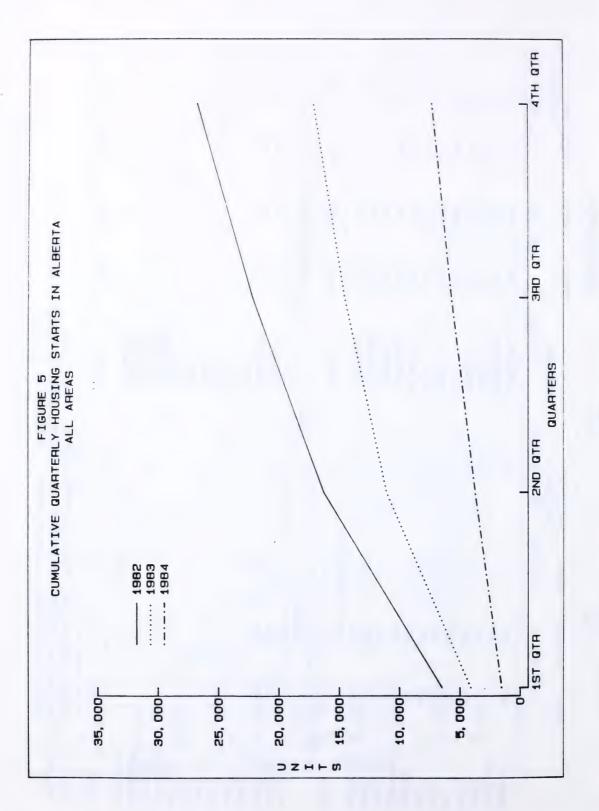


TABLE 6

# QUARTERLY HOUSING STARTS IN ALBERTA

ALL AREAS

1983 - 1984

	0000		
	1983	1984	PERCENT
FIRST QUARTER	4101	1548	_62
SECOND QUARTER	6987	2186	69_
THIRD QUARTER	3478	1947	##_
FOURTH QUARTER	2568	1614	_37
	1 1 1	1 1 1 1	8 8 8
TOTAL	17134	7295	_27

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

FEB-85

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARI	ή6	18	35	130	277	28
CAMROSE	2	0	0	0	2	_33
EDMONTON N.A.	95	0	0	0	95	-79
FORT MCMURRAY	0	0	0	0	0	_100
GRANDE PRAIRIE	S	0	0	0	5	150
LEDUC	0	0	0	0	0	_100
LETHBRIDGE	1	0	0	0	1	06_
LLOYDMINSTER (ALTA. PART)	9	0	0	0	9	20
MEDICINE HAT	9	0	0	0	9	0
RED DEER	7	2	0	0	6	01
SPRUCE GROVE	S	0	0	0	5	_38
TOTAL	221	20	35	130	904	-47

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 8

FEB-85

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME NTH LAST YEAR
CALGARY	457	0	2	35	76h	_78
CANROSE	7	0	0	65	72	1700
EDNONTON N.A.	340	14	49	367	785	_70
PORT MCNURRAY	26	0	0	0	26	-68
GRANDE PRAIRIE	20	0	0	0	20	25
TEDUC	9	0	0	0	8	96_
LETHBRIDGE	39	9	0	6	54	69_
LLOYDMINSTER(ALTA, PART)	42	0	0	55	97	506
MEDICINE HAT	19	0	0	30	64	_50
RED DEER	15	0	0	0	15	96_
SPRUCE GROVE	S	0	0	0	2	_20
TOTAL	973	20	69	561	1623	_71

CANADA NORTGAGE AND HOUSING CORPORATION SOURCE: CANADA NUNTUGAGE AND INC.
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

- 16 -

TABLE 9

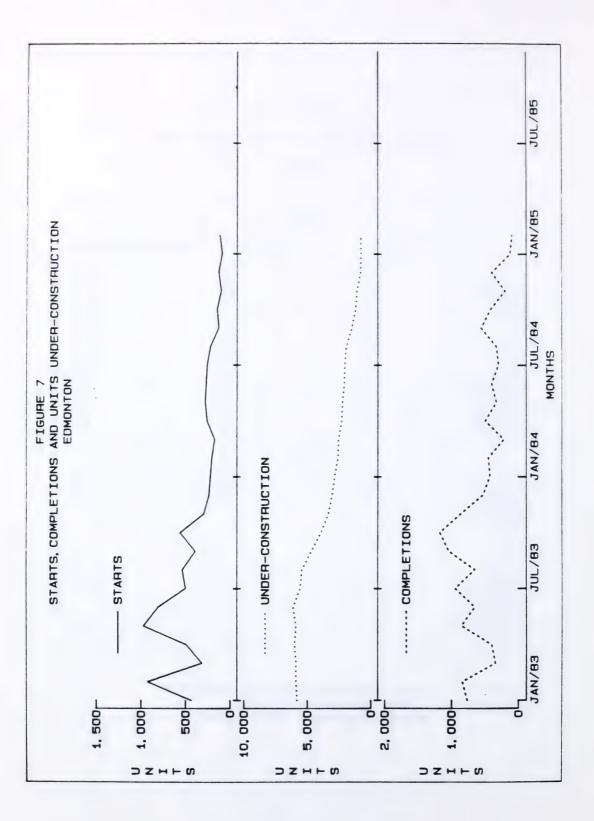
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1984	
	STARTS		UNDER-CONSTRUCTION
7.4377.4 PW/	41.6		
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
<b>SEPTEM</b> BER	172	288	1009
<b>OCT</b> OBER	119	172	956
<i>NOV EMBER</i>	102	247	758
DECEMBER	70	130	698
		1985	
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH



- 18

TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1984	
	STARTS		UNDER-CONSTRUCTION
JANUARY	220	425	2845
FEBRUARY	204	425	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	805
		1985	
JANUARY	90	122	769
PEBRUARY	116	95	785
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVENBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

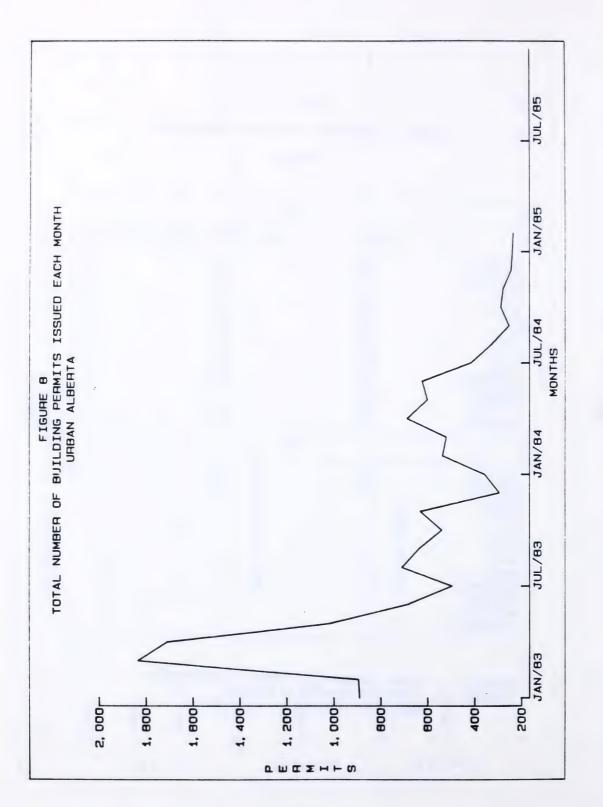


TABLE 11

FEB-85

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME WITH LAST YEAR
CALGARY	103	0	0	0	103	7
CAMROSE	0	0	0	0	0	*
EDMONTON N.A.	88	0	0	0	88	77
PORT MCNURRAY	14	0	0	0	14	367
GRANDE PRAIRIE	9	0	0	0	8	20
TEDUC	1	0	0	0	1	0
LETHBRIDGE	2	0	0	0	2	_86
LLOYDMINSTER(ALTA, PART)	11	0	0	0	11	120
MEDICINE HAT	2	0	0	0	2	_75
RED DEER	7	2	0	0	6	13
SPRUCE GROVE	1	0	0	0	1	_20
TOTAL	233	2	0	0	235	-56
				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

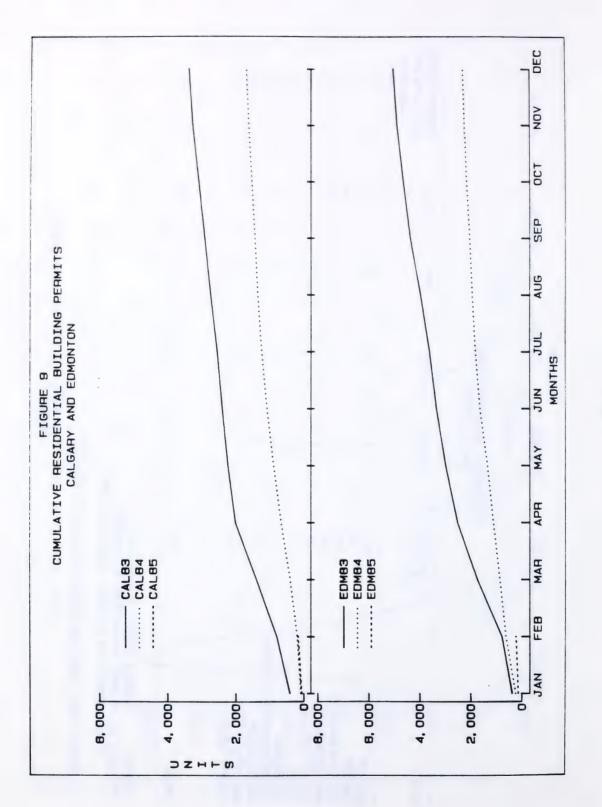


TABLE 12

JANUARY TO DATE BUILDING PERNITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CA	CALGARY	CAM	CAMROSE	EDMONTON (METRO)		PORT MCMURRAY	RAY	GRAND PRAIRIE	ND	LEDUC		LETHBRIDGE LLOYDMIN. (ALTA.PART	IDGE 1	LLOYDMIN.	_	MEDICINE HAT		RED D	DEER	SP	SPRUCE
	1984	1985	1985 1984 1985	1985	1984	1985		1984 1985	1984 1985	1985	1984	1985 1984	1984	1985	1984 1	985 1	1985 1984 1985 1984 1985	985 1	1984 1	1985 1	1984	1985
JANUART	t	65	0	2	239	139	-	6		5	1	2	11	5	9	15	2	0	12	2		-
PEBRUARY	196	168	0	2	622	228	#	17	9	80	2	3	25	7	<b>&amp;</b>	26	10		20	11	) LC	10
MARCH			2		855		10		80		2		20		20		23		35		0	
APRIL			17		1118		15		17		e		112		32		33		62		24	
NAY			21		1350		75		27		7		133		43		35		96		30	
JUNE			23		1642		92		643		7		161		92		42	•	106		34	
JULY			56		1815		111		20		80		175		115		143	, •	114		42	
AUGUST			30		1934		129		99		11		186		145		20	-	123		47	
SEPTEMBER			31		2034		137		62		11		194		147		118	-	132		50	
OCTOBER			32		2161		150		69		11		200		169		89	44	142		52	
NOVEMBER			39		2246		162		74		12		202		235		16		145		52	
DECEMBER			107		2309		163		11		13		210		250		96	4-1	152		26	
PERCENT CHANGE	IANGE	_14		*		_63		325		167	1 9 1 6	20	1	_72	1	225		_80		_tt2		-60
<b>YEAR</b> 1984 1985	JAN 358 239	PBB 895 474		MAR 1416	APR 2103	<b>MAY</b> 2705	JUN 3329		3744	TOTAL AUG 4071	SEP 4324		OCT 4612	<i>NON</i> 4890	1	DEC 1	PERCENT _47	1	CHANGE		! !	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

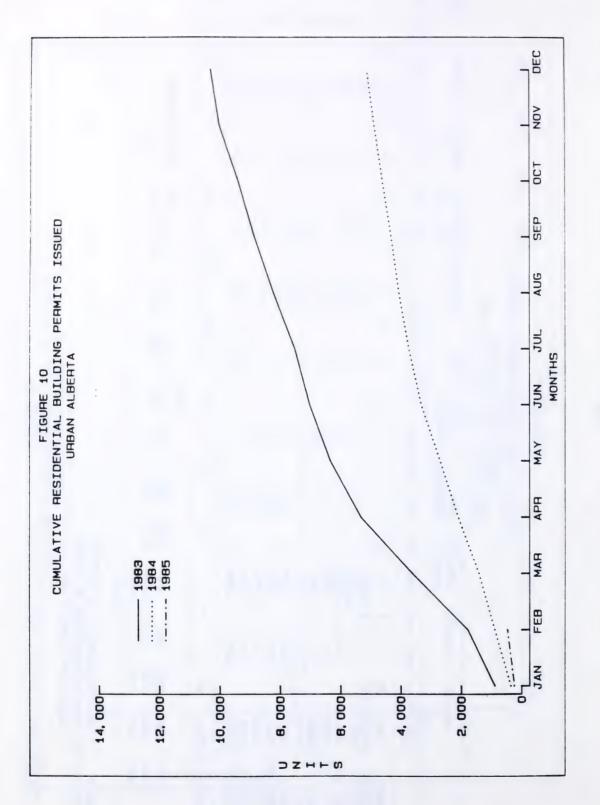


TABLE 13

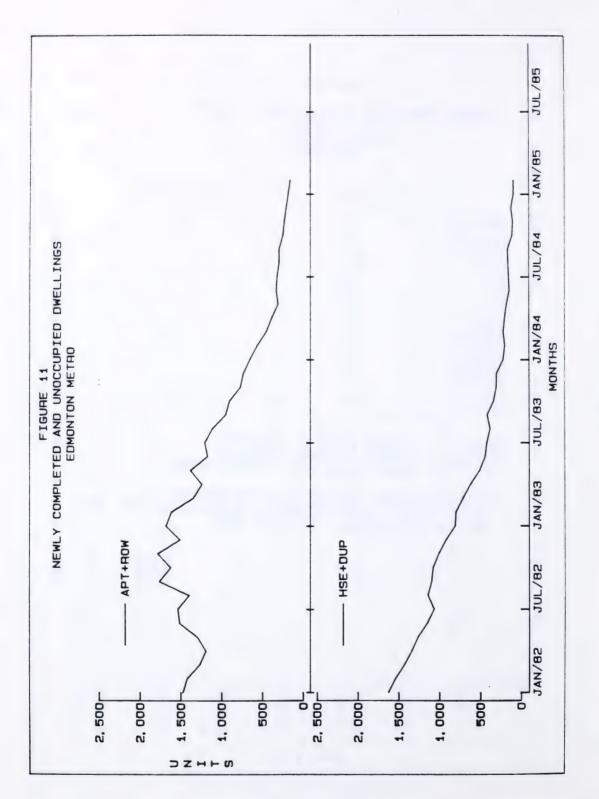
# MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED IN URBAN\* ALBERTA (NUMBER OF UNITS) 1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	235	56
MARCH	521		
APRIL	687		
MAY	602		
JUNE	624		
JULY	415		
AUGUST	327		
SEPTEMBER	253		
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	474	

SOURCE: ALBERTA BUREAU OF STATISTICS PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



#### TABLE 14

# NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	84		
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	395	55
			85		
JANUARY	93	184		122	39
FEBRUARY	92	161	253	95	32
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

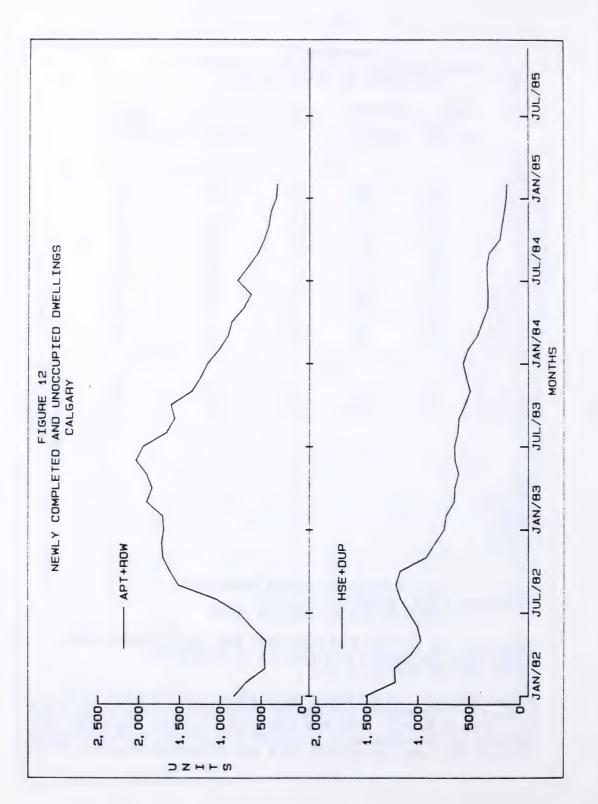
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS

UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS POLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)



#### TABLE 15

### CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES	<b>APARTMENTS</b>			
	AND	<b>AN</b> D	TOTAL		ABSORP.
	DUPLEXES*	ROWHOUSES**		COMPLETIONS	PERCENT
		19	84		
JANUARY	560	1161	1721	184	12
PEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
<b>APRIL</b>	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	197	468	665	172	35
NOVEMBER	179	413	592	247	35
<b>DECEMBER</b>	156	387	543	130	25
		19	85		
JANUARY	137		459	115	30
FEBRUARY	-	308	439	277	40
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS

UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU PIED UNITS OF PREVIOUS MONTH PLUS CONPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

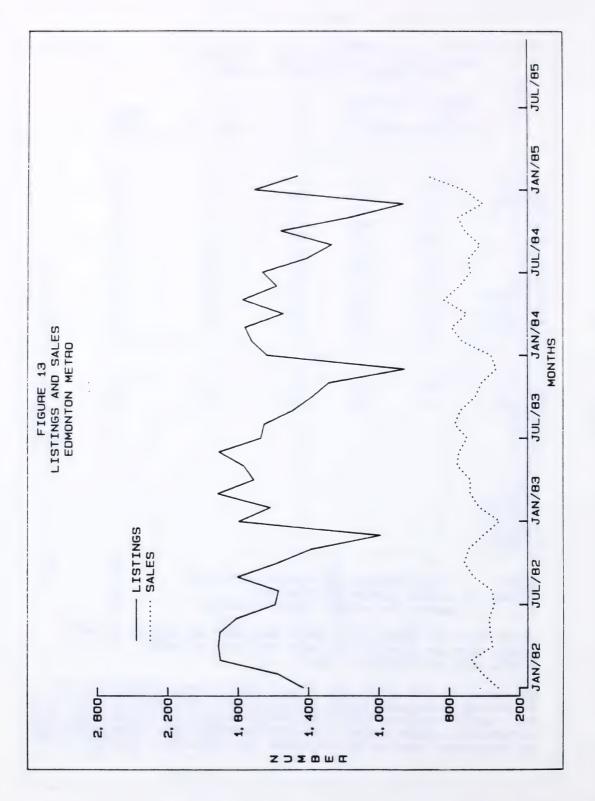


TABLE 16
RESIDENTIAL LISTINGS, SALES AND PRICE

	1	EDMONTO!	V	
******		1984		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY FEBRUARY	1638 1724	<b>36</b> 3 <b>52</b> 6	.22	81941 81317
MARCH APRIL	1763 1546	<b>58</b> 6 <b>49</b> 9	.33	80798 81237
MAY JUNE	1775 1583	630 541	.35	77713 82281
JULY AUGUST SEPTEMBER	1662 1411 1270	479 488	.29 .35 .33	75800 82859
OCTOBER NOVEMBER	1557 1167	422 510 549	.33 .33	79004 76286 74526
DECEMBER	859	409	.48	77884
		1985		
JANUARY PEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	1707 1464	514 725	.30	75769 73121

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA DEPARTMENT OF BOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

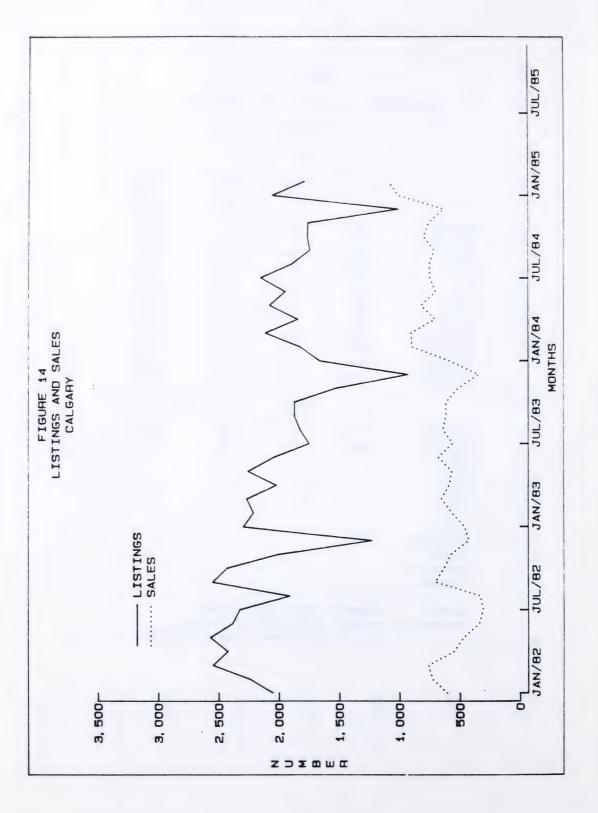
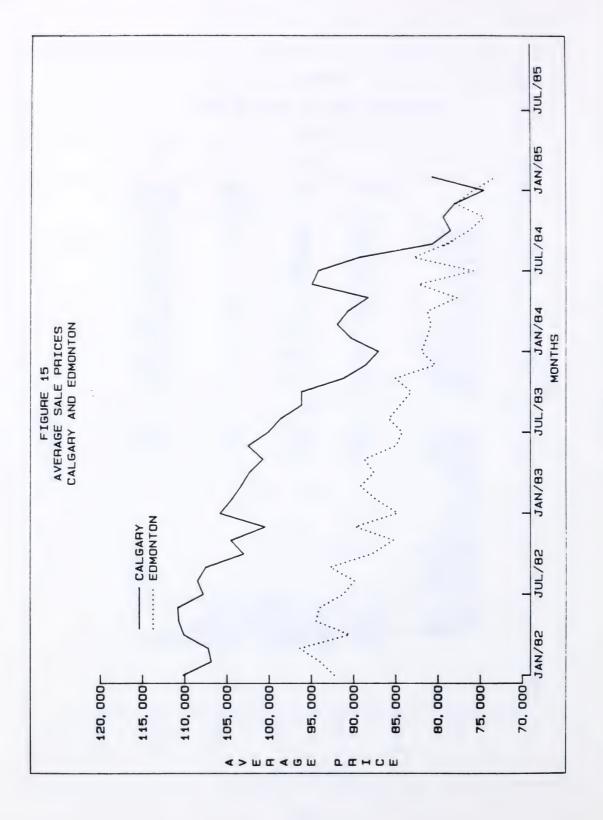


TABLE 17 RESIDENTIAL LISTINGS, SALES AND PRICE

### CALGARY

		1984		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
		1985		
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD PREPARED BY: ALBERTA DEPARTMENT OF HOUSING



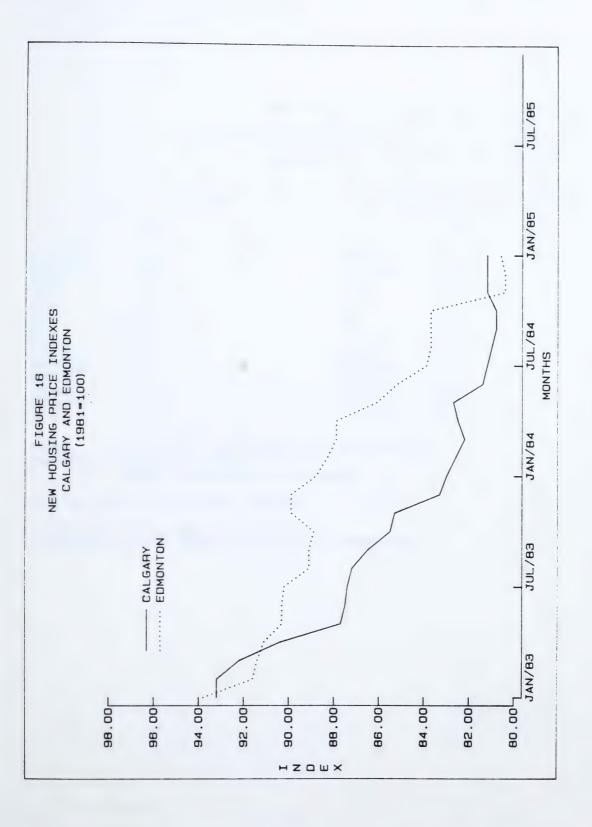




TABLE 18

NEW HOUSING PRICE INDICES\*

1981=100

	C	ALGARY**	EDM	ONTON***	
	1984	1985		1984	1985
JANUARY	83.0	81.2	JANUARY	88.8	80.6
FEBRUARY	82.6		FEBRUARY	88.3	
MARCH	82 2		MARCH	87.9	
APRIL	82.5		APRIL	87.9	
MAY	82.7		MAY	86.1	
JUNE	81.4		JUNE	85.2	
JULY	81.2		JULY	83.9	
AUGUST	81.0		AUGUST	83.7	
SEPTEMBER	80.8		SEPTEMBER	83.7	
OCTOBER	80.8		OCTOBER	83.7	
NOVEMBER .	81.2		NOVEMBER	80.4	
DECEMBER	81.2		DECEMBER	80.4	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

\*THE LAST FIGURE IS THE LATEST AVAILABLE

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

\*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS





# RESIDENTIAL CONSTRUCTION IN ALBERTA

MARCH 1985





# RESIDENTIAL CONSTRUCTION IN ALBERTA

MARCH 1985

DEPARTMENT OF HOUSING

ISSN 0823-3047 03/85 (228)



# TABLE OF CONTENTS

				Page
۹.	Highlight	<u>s</u>		1
3.	Residenti	al Co	nstruction Starts	
	Table	1:	Housing Starts by Type and Towns	3
	Table	2:	January to Date Housing Starts by Type and Towns,	
			Compared With Same Period in the Previous Year	5
	Table	3:	Total Housing Starts by Month: 1984 - 1985	7
	Table	4:	Total Single and Multiple Housing Starts by Month:	0
	Table	5:	1984 - 1985 Total Single and Multiple Housing Starts in Calgary	9
	Table	٥.	and Edmonton by Month: 1984 - 1985	11
	Table	6:	Quarterly Housing Starts in Alberta (All Areas)	13
	Table	7:	Housing Completions by Type and Towns	14
	Table	8:	Housing Under-Construction by Type and Towns	15
	Table	9:	Starts, Completions and Under-Construction - Calgary	17
	Table	10:	Starts, Completions and Under-Construction - Edmonton	19
			* * * *	
	Figure	1:	Cumulative Housing Starts - Calgary and Edmonton	4
	Figure		Total Number of Housing Starts	6
	Figure	3:	Multiples as a Percentage of Total Starts - Urban	
			Alberta	8
	Figure	4:	Multiples as a Percentage of Total Starts - Calgary	
			and Edmonton	10
	Figure		Cumulative Quarterly Housing Starts - Urban Areas	12
	Figure		Starts, Completions and Under-Construction - Calgary	16
	Figure	7:	Starts, Completions and Under-Construction - Edmonton	18
	Residenti	al Bu	ilding Permits	
	Table	11:	Building Permits by Type and Towns	21
	Table	12:	January to Date Building Permits by Type and Towns,	
			Compared With Same Period in the Previous Year	23
	Table	13:	Total Building Permits by Month: 1984 - 1985	25
			* * *	
			Total Number of Building Describe Toured From Month	
	Figure	8:	Total Number of Building Permits Issued Each Month -	20
	F:	0.	Urban Alberta Cumulative Building Permits - Calgary and Edmonton	22
	Figure Figure		Cumulative Building Permits - Urban Alberta	24
	rigure	10.	Cumulative bullating formitos - orban moci cu	_ ,
			ŧ	



			Page
D.	Newly Completed	d and Unoccupied Dwellings	
	Table 14:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	27
	Table 15:	Newly Completed and Unoccupied Dwellings by Month - Calgary	29
		* * *	
		Newly Completed and Unoccupied Dwellings - Edmonton Newly Completed and Unoccupied Dwellings - Calgary	26 28
Ε.	Multiple Listin	ngs Service (M.L.S.)	
	Table 16:	Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	31
	Table 17:	Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	33
		* * *	
	Figure 13: Figure 14: Figure 15:	Listings and Sales - Edmonton Listings and Sales - Calgary Average Sales Prices - Calgary and Edmonton	30 32 34
F.	New Housing Pr	ice Indexes	
	Table 18:	New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	36
		* * *	
	Figure 16:	New Housing Price Indexes in Calgary and Edmonton	35



# **Highlights**

### Urban Alberta

- O Housing starts in March declined again to only 187 units, down 46% from 349 in March of 1984.
- ° Total starts for the first quarter decreased 36% to 691 units from 1,085 for 1984. Multiples declined 56% while singles dropped 33%.
- Only Camrose, Fort McMurray and Lloydminster recorded increases in housing starts.
- Onits under construction in March decreased to 1,591 of which 35% or 561 were apartment units.
- The number of building permits issued in Urban Alberta increased to 477 units in March, but still 8% lower than the same period 1984.

## Calgary

- ° Calgary's starts amounted to 66 units (all single family) last month, a 48% decline from February 1984.
- Total starts for the year decreased 21% to 257 units from 326 for 1983.
  Only 5 multiples were started for the first quarter of this year.
  Single family starts decreased 42% over last year.
- O Housing under construction fell to 462 units (40 apartments, 422 singles) from 497 the month before. Inventory of newly completed and unoccupied housing continued to trend downwards to 383 units from 439 in February.
- Building permits however increased to 215 units (all single family housing) in March, up 109% from 103 the month before.



- The resale housing market continued to be very active last month as indicated by the ratio of sales to listings which reached .53 and the 23% increase in sales over March 1984.
- The average resale house price in March was \$80,658, little change from the preceding month. The new house price index however increased to 82.0 in February.

#### dmonton

- Edmonton's housing starts also fell 48% from the same month 1984 to just 90 units, all of which were single family homes.
- ° Total starts for the year declined 50% compared to the same period 1984 due entirely to decreases in single family starts.
- O Housing under construction increased slightly from the month before to 790 units. Inventory of newly completed units dwindled to 216 with a continuing high rate of absorption.
- ° In the resale market, the number of houses sold rose 26% to 737 units over the same month last year.
- The average selling price increased to \$74,881 last month, but still 7% below the last year's level. But the new house price index continued to drop to 78.8 in February.



TARLE 1

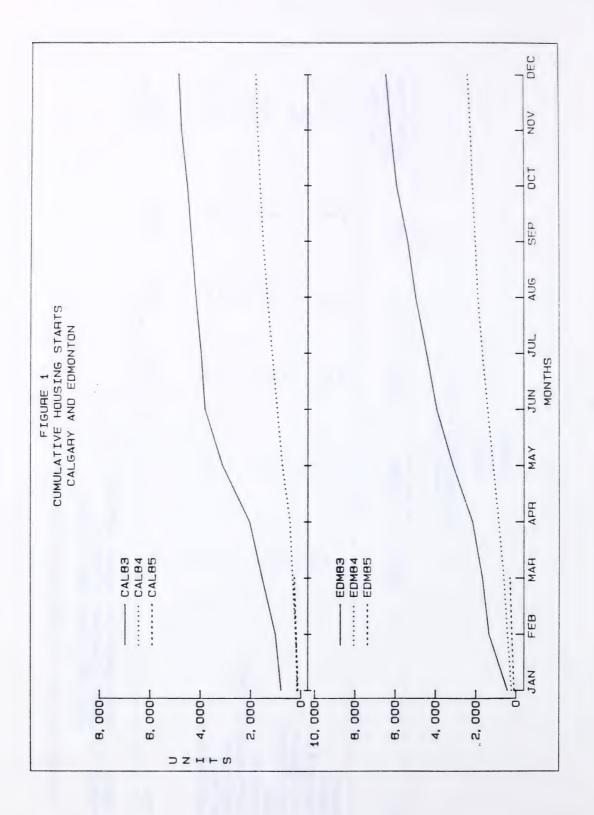
MAR-85

HOUSING STARTS BY TYPE URBAN ALBERTA

CALGARY CAMROSE EDMONTON M.A.	99 0 0					OVER SAME MTH LAST YEAR
CAMROSE EDMONTON M.A.	06	٥	0	0	99	84
EDMONTON M.A.	90	0	0	0	0	) <b>*</b>
		0	0	0	06	84
PORT MCMURRAY	12	0	0	0	12	200
GRANDE PRAIRIE	0	0	0	0	0	_100
LEDUC	1	0	0	0	+	0
LETHBRIDGE	3	0	0	0	( m	_82
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	100
MEDICINE HAT	2	0	0	0	2	-71
RED DEER	10	0	0	0	10	_29
SPRUCE GROVE	1	0	0	0	+	_80
TOTAL	187	0	0	0	187	-14 F

· CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH SOURCE:

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



- 4 -

MAR-85

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SIN	SINGLES	SEMIS	SII	Ä	ROW		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	
CALGARY	289	252	2	0	35	5	0	0	326	257	_21
CAMROSE	2	#	0	0	0	0	0	0	2	#	100
EDMONTON M.A.	512	268	9	0	79	0	0	28	597	296	_50
FORT MCMURRAY	14	25	0	0	0	0	0	0	14	25	79
GRANDE PRAIRIE	18	6	#	0	0	0	0	0	22	6	_59
LEDUC	7	3	0	0	0	0	0	0	7	3	_57
LETHBRIDGE	33	6	9	2	0	0	0	≠	39	15	_62
LLOYDMINSTER(ALTA. PART)	11	26	0	0	0	0	0	25	11	51	364
MEDICINE HAT	15	2	2	0	0	0	0	0	17	2	_71
RED DEER	24	20	0	0	9	0	4	0	34	20	_4 <sub>1</sub>
SPRUCE GROVE	16	9	0	0	0	0	0	0	16	9	_63
TOTAL "	941	627	20	2	120	2	#	57	1085	691	_36
PERCENT CHANGE BY TYPE		_33		_90		96_		1325		_36	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

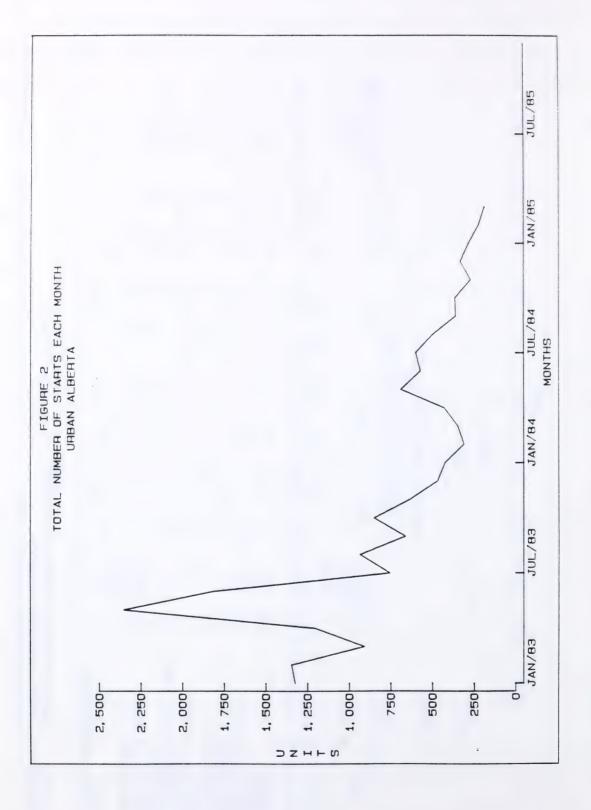


TABLE 3

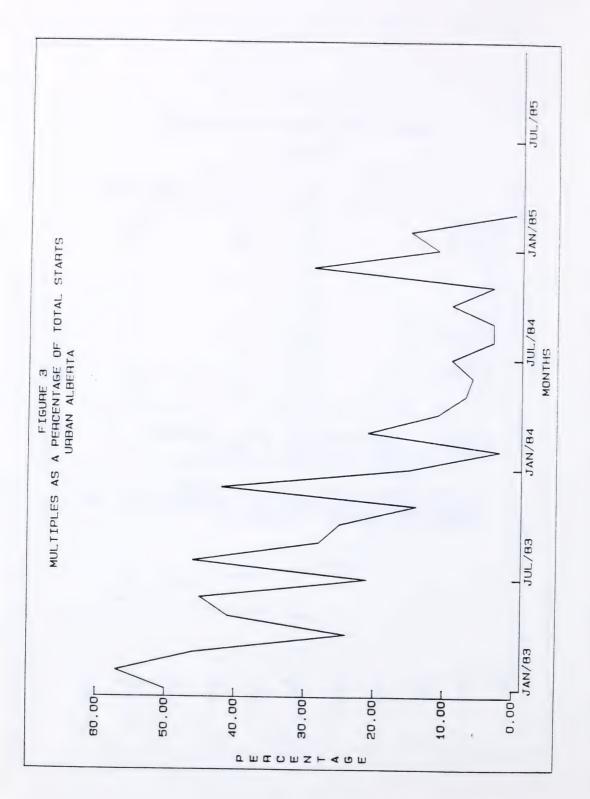
MONTHLY HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	200	70.0
		282	34
FEBRUARY	311	222	_29
MARCH	349	187	46
APRIL	432		
MAY	691		
JUNE	574		
JULY	602		
AUGUST	499		
SEPTEMBER	361		
OCTOBER	364		
NOVEMBER	270		
DECEMBER	332		
			****
TOTAL	5210	691	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



## SINGLE AND MULTIPLE HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

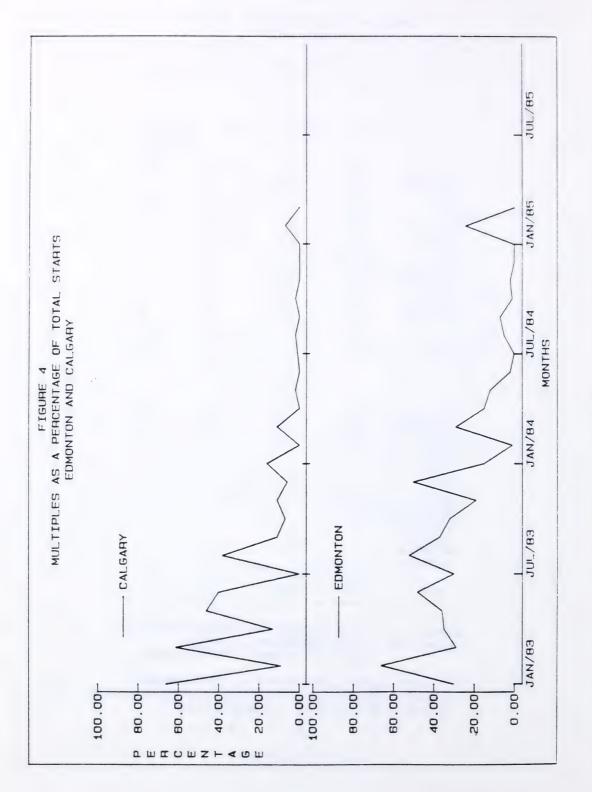
1304-1300

1984

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	425 311 349 432 691 574 602 499 361 364 270 332	360 305 276 386 642 539 546 483 350 328 262 237	65 6 73 46 49 35 56 16 11 36 8 95	OF TOTAL  15 2 21 11 7 6 9 3 3 10 3 29
TOTAL	5210	4714	496	10
		1985		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	282 222 187	251 189 187	31 33 0	11 15 0
TOTAL	691	627	64	

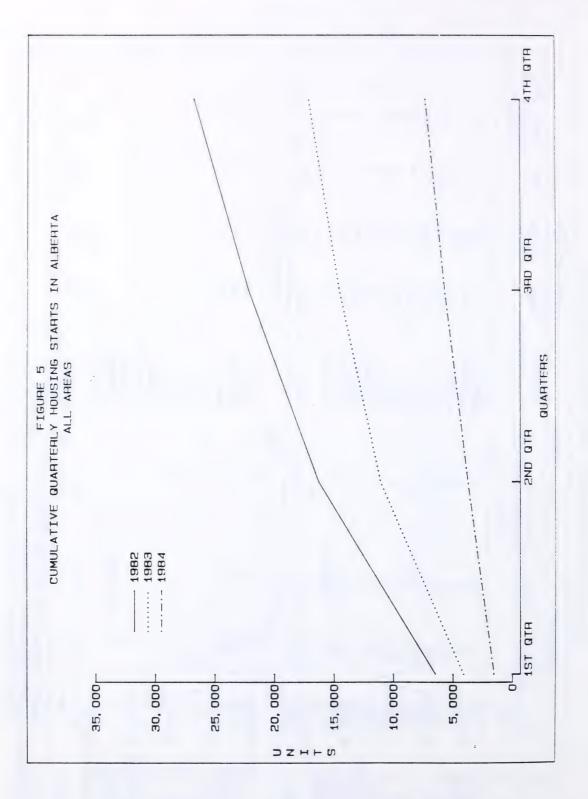
SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



TARLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

TOTAL SIN RY 142 57 127	1	1 1 1 1 1		1 1 1 1 1 1 1 1 1 1				
RY 142 4RY 57 127		MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
4RY 57 127	119	23	16	JANUARY	220	188	32	15
127	57	0	0	FEBRUARY	204	202	2	·
	113	14	11	MARCH	173	122	51	29
APRIL 105 10	105	0	0	APRIL	258	219	39	15
306	301	5	2	MAY	279	245	34	12
JUNE 202 20	202	0	0	JUNE	268	264	#	-
209	207	2	1	JULY	257	257	0	0
192	188	#	2	AUGUST	221	209	12	. 22
ER 172	172	0	0	SEPTEMBER	128	119	6	7
119	115	#	3	OCTOBER	146	144	2	1
102	102	0	0	NOVEMBER	101	66	2	2
	70	0	0	DECEMBER	129	129	0	0
	-				1 1 1			
TOTAL 1803 1751	51	52	9	TOTAL	2384	2197	187	80
/2	CALGARY	1	19	1985	EDMONT	EDMONTON (METRO)		
. 118 Y 73	118	0 \$	0 7	JANUARY FEBRUARY	90	90	0 28	0 24
99	99	0	0	MARCH	06	06	0	0
				APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECKMBER				
TOTAL 257 252	1	2	! ! ! ! ! ! ! ! ! ! ! ! ! ! ! ! ! ! ! !	TOTAL	296	268	28	8 8 8



QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1983 - 1984

1983
4101 6987 3478 2568
17134

MAR-85

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

CALGARY         101           CAMROSE         3           EDMONTON M.A.         75           FORT MCMURRAY         3           GRANDE PRAIRIE         5           LEDHO         1						OVER SAME MTH LAST YEAR
	101	0	0	0	101	77
	3	0	0	0	9	200
	75	12	0	0	87	09_
	3	0	0	0	3	*
	5	0	0	0	5	17
	1	0	0	0	1	_80
	2	0	0	0	2	96_
	8	0	0	0	8	700
MEDICINE HAT	3	0	0	0	3	200
	2	0	0	0	5	_29
	1	0	0	0	1	75
TOTAL 207	207	12	0	0	219	_70

SOUNCE: CANADA MONTGAGE AND HOUSING CORPORATION PREPARED-BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

MAR-85

HOUSING UNDER-CONSTRUCTION BY TYPE

URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	422	0	5	35	462	-76
CAMROSE	7	0	0	65	72	2300
EDMONTON M.A.	357	2	119	367	790	69_
FORT MCMURRAY	35	0	0	0	35	_58
GRANDE PRAIRIE	15	0	0	0	15	25
LEDUC	3	0	0	0	3	96_
LETHBRIDGE	04	9	0	6	55	_61
LLOYDMINSTER(ALTA. PART)	36	0	0	55	91	691
MEDICINE HAT	18	0	0	30	84	-54
RED DEER	15	0	0	0	15	96_
SPRUCE GROVE	2	0	0	0	5	_55
TOTAL	953	80	69	561	1591	-70
		1 8 8 8 8 8 8				0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1984	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	173
JUNE	202	218	171
JULY	209	738	124:
AUGUST	192	282	114
SEPTEMBER	172	288	100
OCTOBER	119	172	95
NOVEMBER	102	247	75
DECEMBER	70	130	69
		1985	
JANUARY	118	115	70:
FEBRUARY	73	277	49
MARCH	66	101	46
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

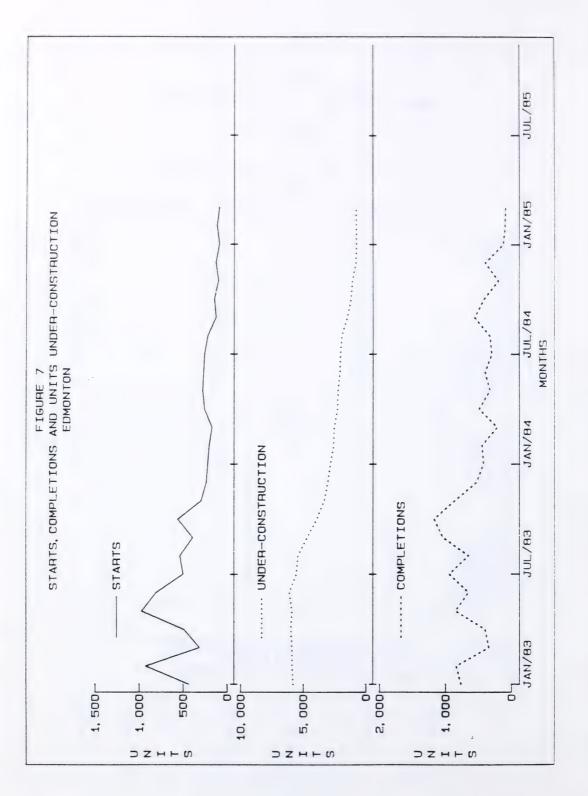


TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1984	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2543
APRIL	258	491	2291
MAY	279	327	223
JUNE	268	<b>39</b> 8	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	805
		1985	
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	<b>7</b> 90
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

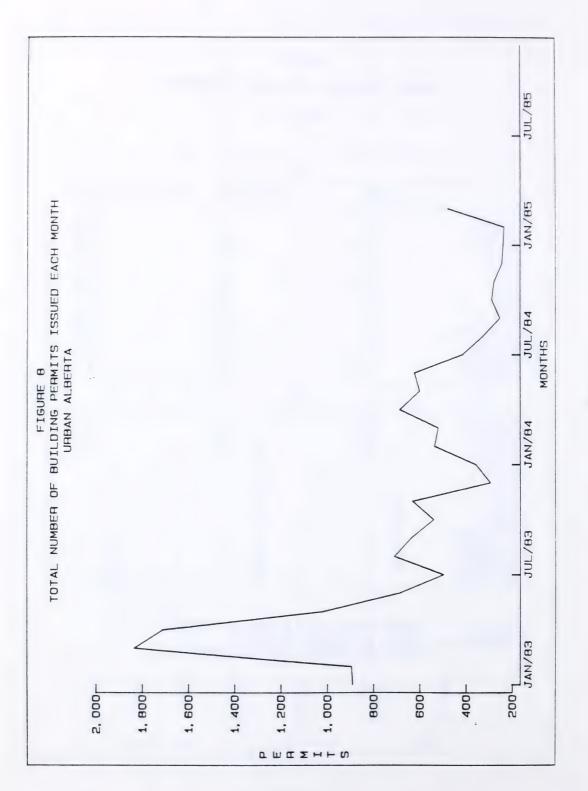


TABLE 11

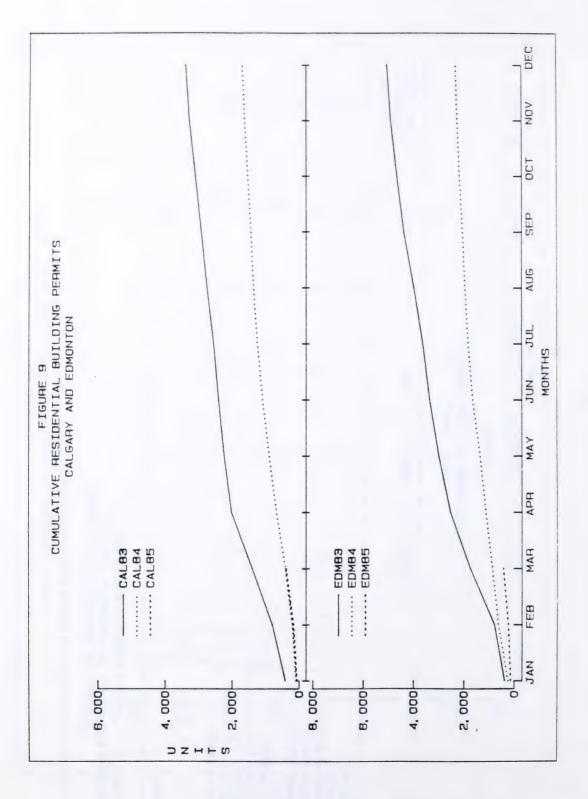
MAR-85

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

CILI	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	215	0	0	0	215	† †
CAMROSE	2	0	0	0	2	0
EDMONTON M.A.	191	0	0	0	191	118
FORT MCMURRAY	16	0	0	0	16	167
GRANDE PRAIRIE	8	0	0	0	80	09
LEDUC	#	0	0	0	t	*
LETHBRIDGE	9	2	0	0	€ 60	- E8
LLOYDMINSTER(ALTA. PART)	7	0	0	0	7	_H_
MEDICINE HAT	3	0	0	0	· 60	777
RED DEER	14	0	9	0	20	33
SPRUCE GROVE	8	0	0	0	8	725
TOTAL	6911	2	9	0	477	۳

<sup>\*</sup> PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH



TARLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED TIME PERIOD IN THE PREVIOUS YEAR COMPARED WITH THE SAME

	CA	CALGARY		CAMROSE	EDMONTO! (METRO)	>	FORT MCMURRAY	RAY	GRAND	ND	LEDUC		гтнвк	LETHBRIDGE LLOYDMIN. (ALTA.PART	LLOYDMIN. ALTA.PART	IIN.	MEDICINE HAT		RED I	DEER	SP	SPRUCE GROVE
	1984		1985 1984 1985		1984	1985	1984	1985	1984	1985	1984	1985	1984	1985 1	984 1	985 1	1985 1984 1985 1984 1985 1984 1985 1984 1985 1984 1985 1984 1985	985 1	984 1	985	1984 1985	1985
JANUARY		65	0	2	239	139	+	3	1	5	1	2	11	5	3	15	2	0	12	2	6	
FEBRUARY		168	0	2	622	228	#	17	3	80	2	3	25	7	8	26	10	2	20	11	2	0
MARCH		383	2	#	855	419	10	33	8	16	2	7	50	15	20	33	23	2	35	31	6	1 10
APRIL	670		17		1118		15		17		3		112		32		33		62		24	)
MAY			21		1350		75		27		7		133		43		35		96		30	
JUNE			23		1642		92		43		7		161		92		42		106		34	
JULY			26		1815		111		20		80		175		115		43		114		42	
AUGUST			30		1934		129		26		11		186		145		50		123		47	
SEPTEMBER			31		2034		137		62		11		194		147		84		132		50	
OCTOBER			35		2161		150		69		11		200		169		89		142		52	
NOVEMBER			39		2246		162		74		12		202		235		116		145		52	
DECEMBER	- 1		107		2309		163		11		13		210		250		96		152		26	
PERCENT CHANGE	ANGE	-5		100		_51		230		100		250		_70		65		78		11		1111_
YEAR 1984 1985	JAN 358 239	PEB 895 474		MAR 1416 951	APR 2103	MAY 2705	JUN 3329		JUL 3744	TOTAL AUG 4071	SEP 4324		<i>OCT</i> 4612	NON 4890	1	<i>PEC</i> 5134	PERCENT CHANGE  -33	VT CH.	ANGE			

SOURCE: ALBERTA BUNEAU OF STATESTING PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED

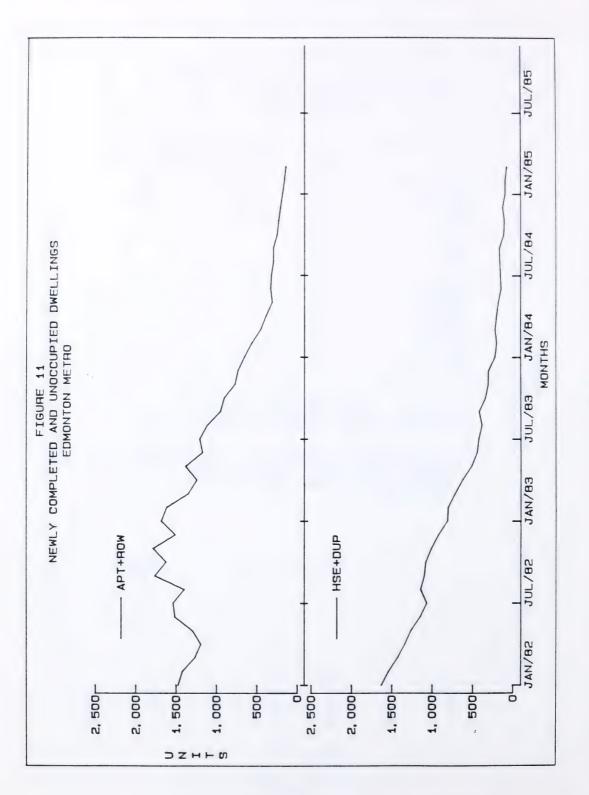
IN URBAN\* ALBERTA
(NUMBER OF UNITS)

1984-1985

	1984	1985	PERCENT CHANGE
<i>JANUARY</i>	358	239	<b>-</b> 33
FEBRUARY	537	235	<b>-</b> 56
MARCH	521	477	-8
APRIL	687		
MAY	602		
JUNE	624		
JULY	415		
AUGUST	327		
SEPTEMBER	253		
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	951	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



# EDMONTON METRO NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	84		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	220 199 218 199 177 143 151 159 164 110 102	656 567 456 389 313 332 323 298 298 250 233 209	876 766 674 588 490 475 474 457 462 360 335 329	425 448 216 491 327 398 295 325 552 414 195 395	40 42 31 50 46 47 38 43 54 59 40 55
		19	85	••••••••••	
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER	93 93 72	184 161 144	277 254 216	122 95 87	39 32 37

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

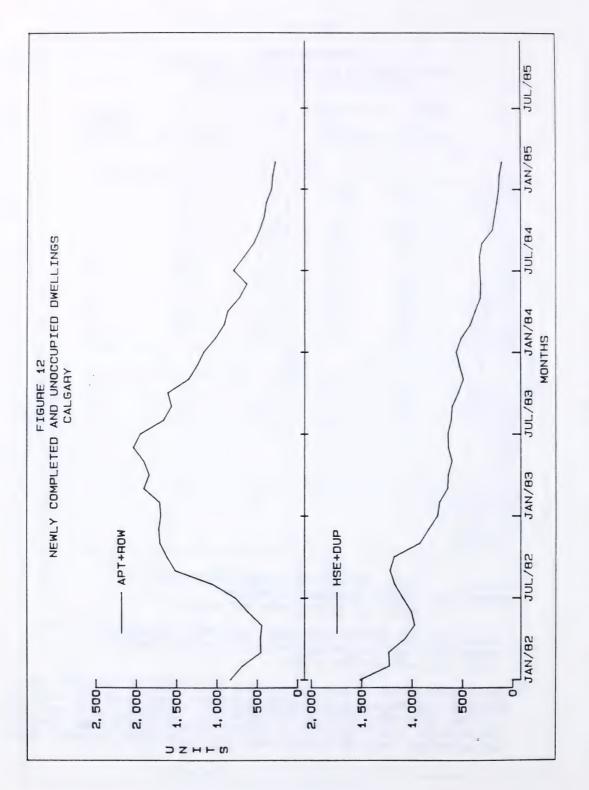


TABLE 15

# CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

		APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP :
			84		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	560 513 420 371 318 315 323 327 304 198 178		1533	184 217 441 119 280 218 738 282 288 172 247	12 21 33 15 32 25 34 29 34 35 35
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER		322 308 276		115 277 101	30 40 29

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

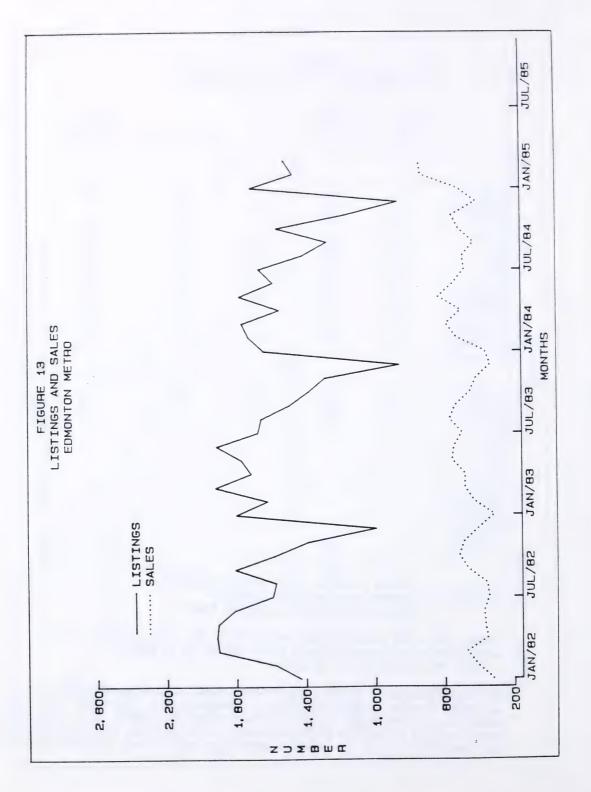


TABLE 16

RESIDENTIAL LISTINGS, SALES AND PRICE

### EDMONTON

		1984		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1638	363	•22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	•33	80798
APRIL	1546	499	•32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	•29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	•33	79004
OCTOBER	1557	510	•33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
		1985		
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
<i>DECEMBER</i>				
COUPCE.	FDMONTON	DEAT F	STATE BOARD	

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

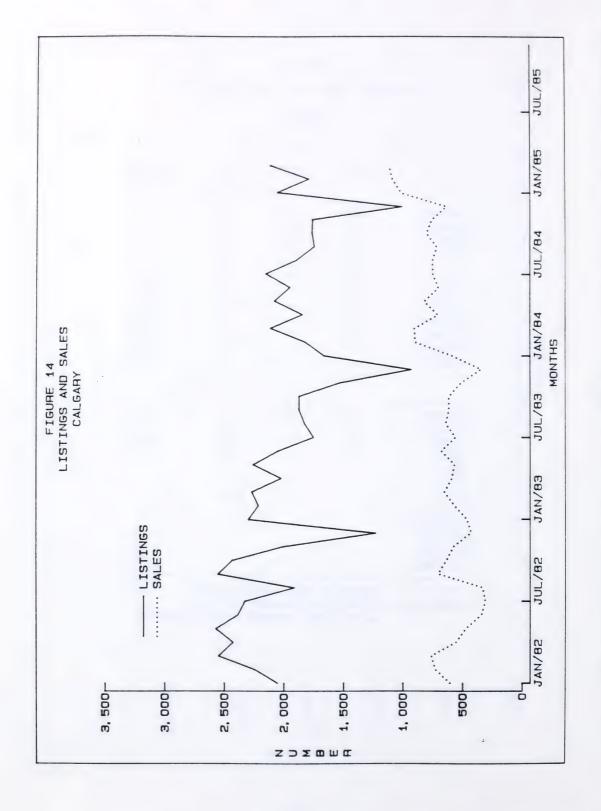
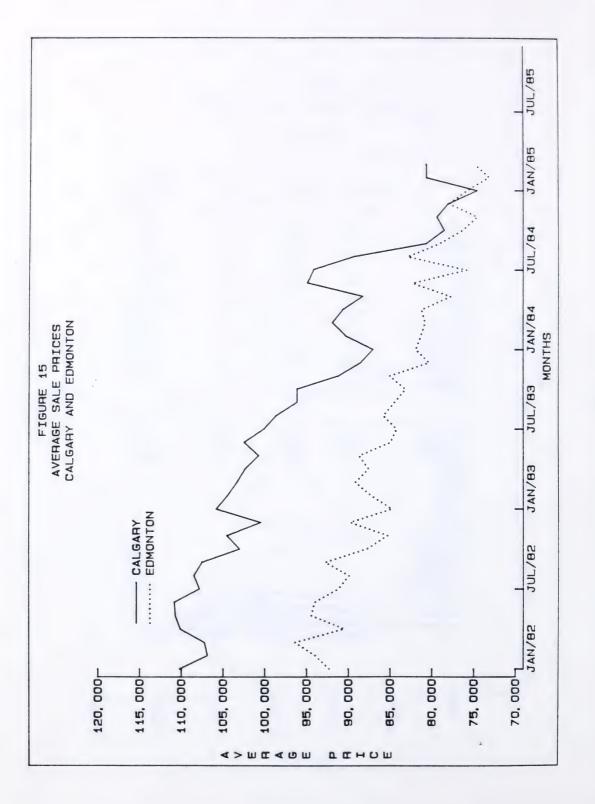


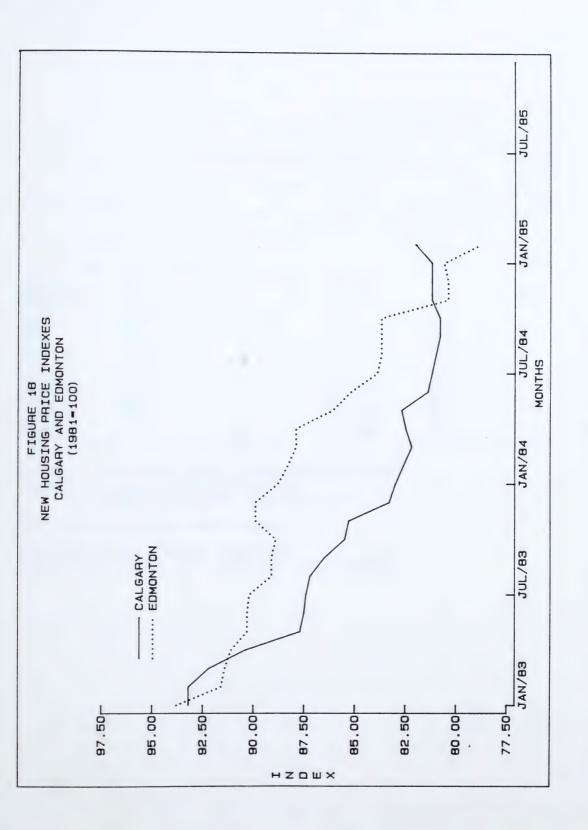
TABLE 17 RESIDENTIAL LISTINGS, SALES AND PRICE

### CALGARY

		1984		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	•35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	•39	88295
JUNE	1950	700	•36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	•40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
		1985		
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	2114	1117	• 5 5	00000
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

CALGARY REAL ESTATE BOARD SOURCE: PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH





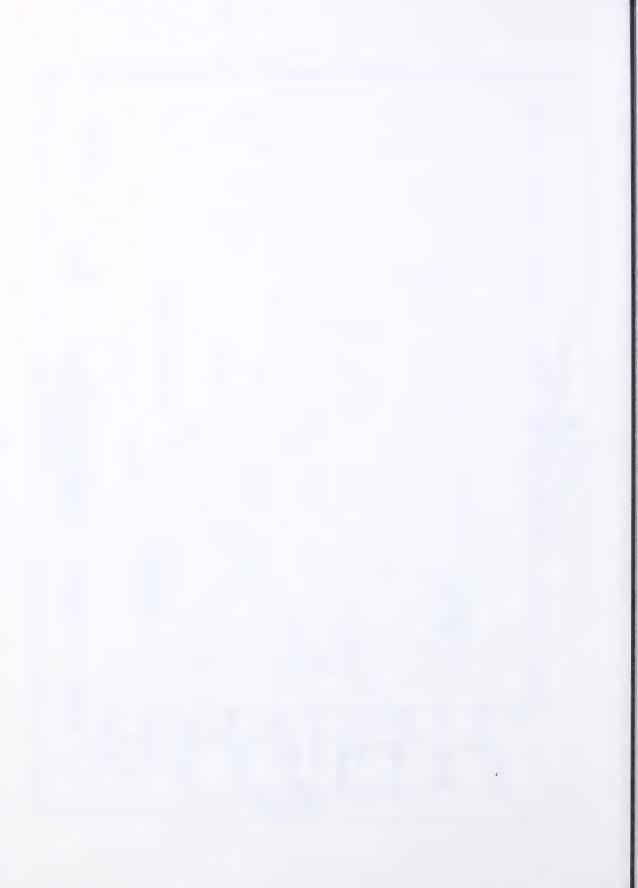


TABLE 18

NEW HOUSING PRICE INDICES\*

1981=100

	CALGARY**		EDMONTON***		
	1984	1985		1984	1985
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	83.0 82.6 82.2 82.5 82.7 81.4 81.2 81.0 80.8 80.8 81.2 81.2	81.2 82.0	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	88.8 88.3 87.9 87.9 86.1 85.2 83.9 83.7 83.7 80.4	80.6 78.8

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

- \*THE LAST FIGURE IS THE LATEST AVAILABLE
- \*\*REPRESENTS SINGLE DETACHED HOUSES ONLY
- \*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS





# RESIDENTIAL CONSTRUCTION IN ALBERTA

APRIL 1985





### RESIDENTIAL CONSTRUCTION IN ALBERTA

APRIL 1985

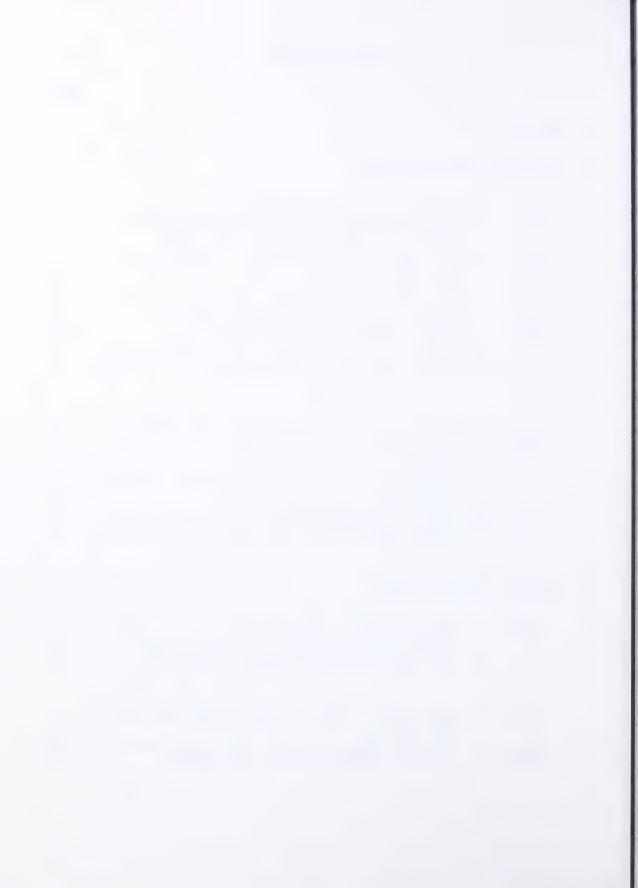
DEPARTMENT OF HOUSING

ISSN 0823-3047 04/85 (233)

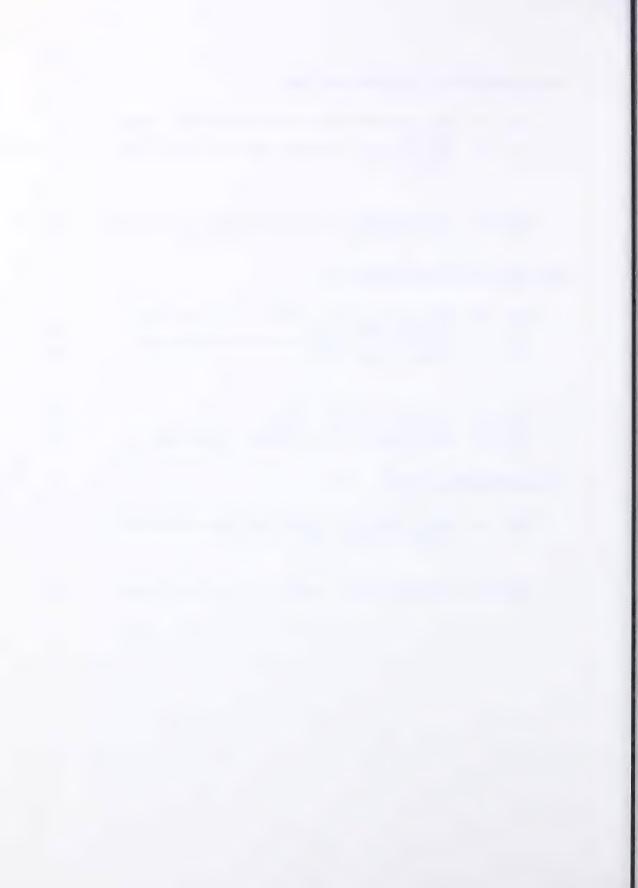


#### TABLE OF CONTENTS

				Page
Α.	Highlights	5		1
В.	Residentia	1 Co	nstruction Starts	
	Table	1:	Housing Starts by Type and Towns	3
	Table	2:	January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
	Table	3:	Total Housing Starts by Month: 1984 - 1985	7
	Table	4:	Total Single and Multiple Housing Starts by Month: 1984 - 1985	9
	Table	5:	Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1984 - 1985	11
	Table	6:	Quarterly Housing Starts in Alberta (All Areas)	13
	Table	7:	Housing Completions by Type and Towns	14
	Table	8:	Housing Under-Construction by Type and Towns	15
	Table	9:	Starts, Completions and Under-Construction - Calgary	17
	Table	10:	Starts, Completions and Under-Construction - Edmonton	19
			* * *	
	Figure	1:	Cumulative Housing Starts - Calgary and Edmonton	4
	Figure		Total Number of Housing Starts	6
	Figure		Multiples as a Percentage of Total Starts - Urban Alberta	8
	Figure	4:	Multiples as a Percentage of Total Starts - Calgary	10
		_	and Edmonton	10
	Figure		Cumulative Quarterly Housing Starts - Urban Areas	12
	Figure Figure		Starts, Completions and Under-Construction - Calgary Starts, Completions and Under-Construction - Edmonton	16 18
C.	Residentia	al Ru	ilding Permits	
	Restricte	11 00	Trong returnes	
	Table	11:	Building Permits by Type and Towns	21
	Table	12:	January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	23
	Table	13:	Total Building Permits by Month: 1984 - 1985	25
			* * *	
	Figure	8:	Total Number of Building Permits Issued Each Month - Urban Alberta	20
	Figure Figure			22 24
			· · · · · · · · · · · · · · · · · · ·	



	New York Completed and Harry wind D. 13.	Page
).	Newly Completed and Unoccupied Dwellings	
	Table 14: Newly Completed and Unoccupied Dwellings by Month -	27
	Table 15: Newly Completed and Unoccupied Dwellings by Month - Calgary	29
	* * *	
	Figure 11: Newly Completed and Unoccupied Dwellings - Edmonton Figure 12: Newly Completed and Unoccupied Dwellings - Calgary	26 28
Ξ.	Multiple Listings Service (M.L.S.)	
	Table 16: Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	31
	Table 17: Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	33
	* * * *	
	Figure 13: Listings and Sales - Edmonton Figure 14: Listings and Sales - Calgary Figure 15: Average Sales Prices - Calgary and Edmonton	30 32 34
F.	New Housing Price Indexes	
	Table 18: New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	36
	* * *	
	Figure 16: New Housing Price Indexes in Calgary and Edmonton	35



#### Highlights

#### Alberta

° In the first quarter, housing starts decreased by 44% from 1,548 in 1984 to 873 in 1985.

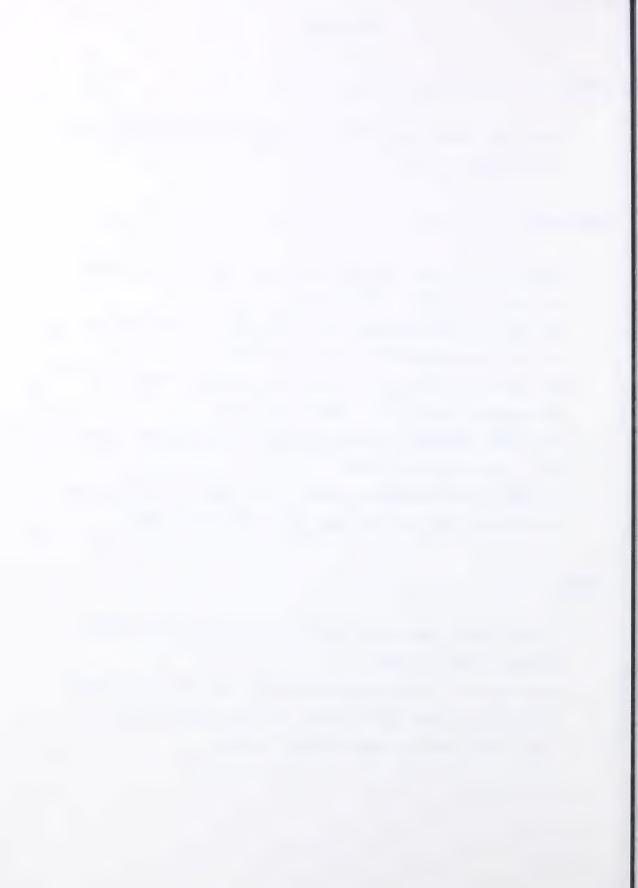
#### Urban Alberta

- O Housing starts in April increased to 340 units from the previous month, but down 21% from 432 in April of 1984.
- ° Total starts to date decreased 32% to 1,031 units from 1,517 for 1984.

  Multiples declined 65% while singles dropped 27%.
- Only Camrose, Fort McMurray and Lloydminster recorded increases in housing starts for the first 4 months of this year.
- Ounits under construction in April decreased slightly to 1,585 of which 29% or 464 were apartment units.
- ° The number of building permits issued in Urban Alberta increased to 604 units in April, but still 12% lower than the same period 1984.

#### Calgary

- ° Calgary's starts amounted to 76 units (all single family) last month, a 28% decline from April 1984.
- Only 5 multiples were started for the first four months of this year.
  Single family starts decreased 28% over last year.



- Housing under construction increased marginally to 473 units (35 apartments, 438 singles) from 462 the month before. Inventory of newly completed and unoccupied housing continued to trend downwards to 358 units from 384 in March.
- Building permits however increased to 235 units (all single family housing) in April, up 9% from 215 the month before.
- The resale housing market continued to be very active last month as indicated by the ratio of sales to listings which reached .66 and the 82% increase in sales over April 1984.
- The average resale house price increased to \$81,537 from \$80,618 last month. The new house price index also increased in March to 82.1.

#### Edmonton

- Edmonton's housing starts increased to 200 units in April, up 122% from the preceding month, but still 22% lower than April 1984.
- ° Total starts for the year declined 42% compared to the same period 1984 due entirely to decreases in single family starts.
- O Housing under construction decreased 3% from the month before to 768 units. But inventory of newly completed units increased to 273 due to lower absorption rates.
- ° In the resale market, the number of houses sold rose 54% to 766 units over the same month last year.
- ° The average selling price continue to drop to \$71,947 last month, a 4% decreased from the month before. The new house price index continued to drop as well to 78.6 in March.



TABLE 1

1171-85

HOUSING STAKTS BY TYPE UNBAW ALBEKTA

CITY	STNGLES	SBMIS	MOH	APT	TOTAL,	PERCENT CHANGE OVER SAME MTH LAST YEAR
САБСАНУ	76	0	0		76	_28
CAMROSE	1	0	()	0	1	0
EDMONTON M.A.	200	0	0	0	200	_22
FORT MCMURRAY	15	0	0	0	15	004
GRANDE PRAIRIE	\$	0	0	0	&	09
LEDUC	tı	0	0	0	1,4	*
LETHBRIDGE	80	2	С	0	10	_52
LLOYDMINSTER(ALTA. PART)	7	0	0	0	1.	0 17
MEDICINE HAT	3	0	0	0	3	-73
REU DEER	13	0	0	0	13	-24
SPRUCE GROVE	$\sim$	0	0	0	3	_20
TOTAL	338	2	0	0	340	_21
				0 0 0 1 1 1 1 2	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8

SOUNCE: CANADA MORTGAGE AND HOUTING CONTOLATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC AMALYSES BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER SERO ON UNAVAILABLE

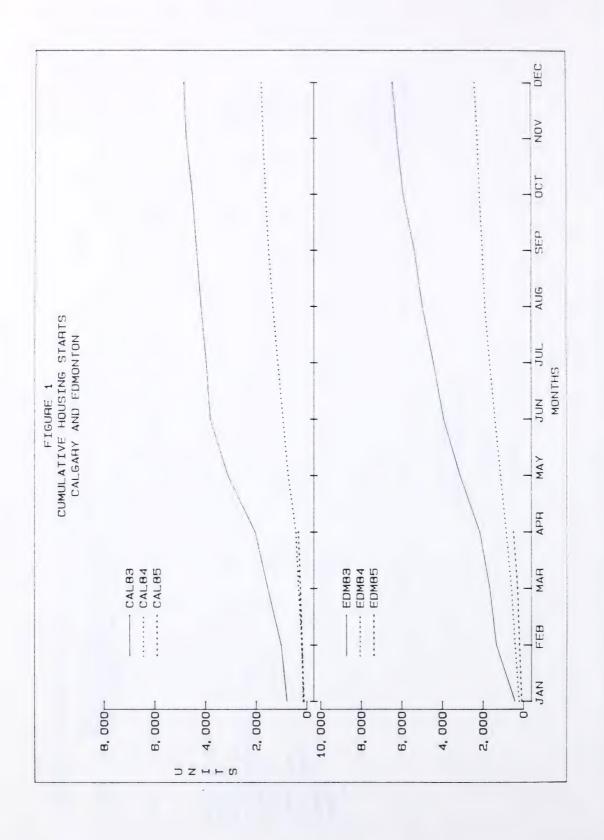


TABLE ?

11.4-85

JANUARY TO DATE HOUSING STARTS

COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR

CITY	SIN	SINGLES	SB.	SEMIS	R	ROW		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	8 8 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
CALGARY	394	328	2	0	35	2	0	0	431	333	_23
CAMROSE	3	5	0	0	0	0	0	0	33	5	29
EDMONTON M.A.	731	1468	10	0	1114	$\bigcirc$	0	28	855	964	_4 <sub>2</sub>
FORT MCMURRAY	17	04	0	0	0	0	0	0	1.7	04	135
GRANDE PHAIRIE	23	17	7	0	0	0	0	0	27	17	_37
LEDUC	7	7	0	0	0	0	0	0	7	7	0
LETHBRIDGE	52	17	$\infty$	1	0	0	0	#	0.9	25	58
LLOYDMINSTER(ALTA. PAKT)	16	33	0	0	0	0	0	25	16	58	263
MEDICINE HAT	26	8	7	0	0	0	0	0	28	80	_71
KED DECK	36	33	0	0	11	0	4	0	51	33	-35
SPRUCE GROVE	22	5	0	0	0	0	0	0	22	6	_59
TOTAL	1327	965	26	ħ	160	5	t <sub>7</sub>	5.7	1517	1031	_32
PERCENT CHANGE BY TYPE		-27		-85		1.6		1325		32	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

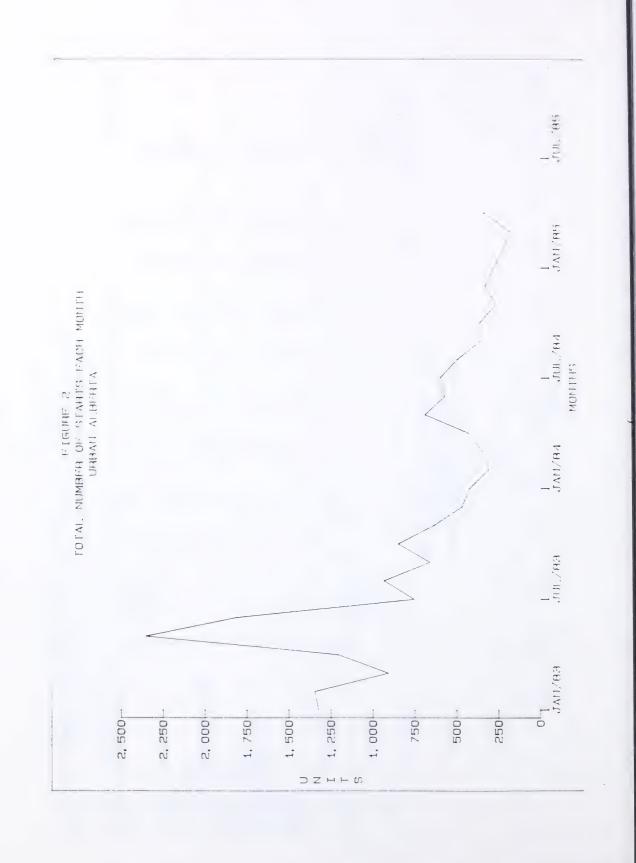


TABLE 3

MONTHLY HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

	1984	1985	PERCENT CHANGE
CANCARY	425	262	-34 -29
	311	222	-29
MARUS	3+9	187	-40
ATTL	+3_	340	721
.umi	£ 91		
e one	57+		
0021	602		
HUGUST.	499		
SEPTEMBER	361		
JUI DELA	35+		
WOVEMBER	270		
DECEMBER.	332		
ToThi	5210	1031	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLCYDMINSTER .ALTA. PART ,
MEDICINE HAT, RED BEER, AND SPRUCE GROVE

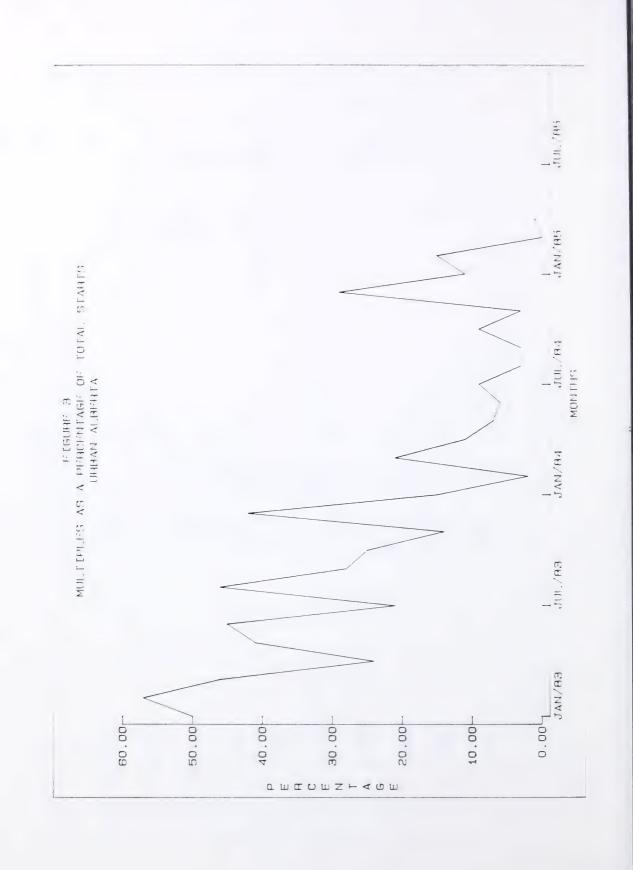


TABLE 4
SINGLE AND MULTIPLE HOUSING STARTS

#### IN URBAN\* ALBERTA

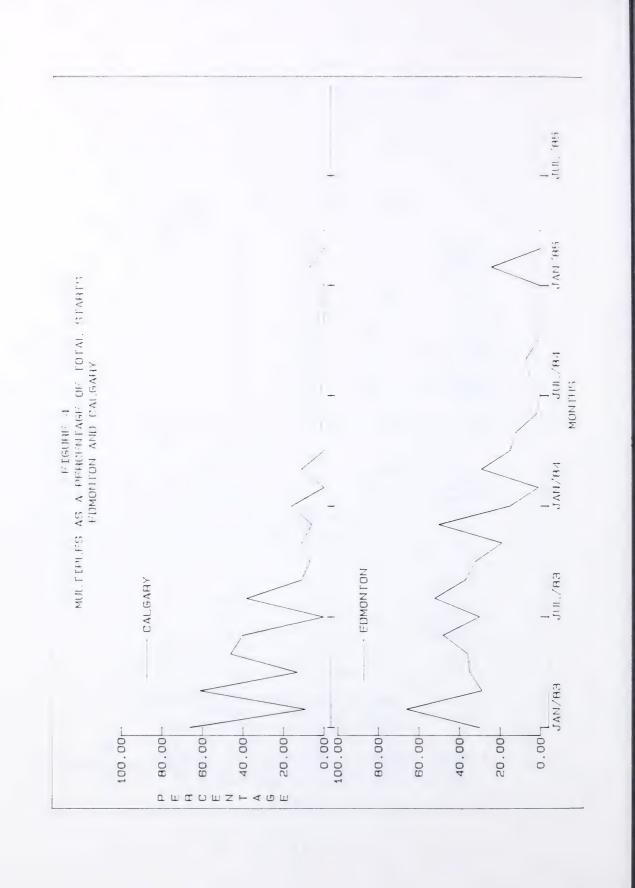
		1984-1985		
		1984		
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT GE TOTAL
FANUARY	425	360	65	15
FEBRUARY	311	305	6	2
M/ 1 011	2110	276	7.2	0.4

	FEBRUARY	311	305	6	2
	MARCH	349	276	73	21
	APRIL	432	306	46	11
	MAY	691	642	49	7
	e 0 11 E	574	539	35	6
	601Y	602	546	56	9
	AUGUST	499	483	16	3
	SEPTEMBER	361	350	11	3
	COTUBER	354	328	36	10
	NUVENBER	270	252	ŏ	3
	DE SELEER	332	237	95	29
	TUINL	5210	4714	490	10
-					

			1965		
	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	262 222 187 340	251 189 187 338	31 33 0 2	11 15 0 1
-	TOTAL	1031	965	66	

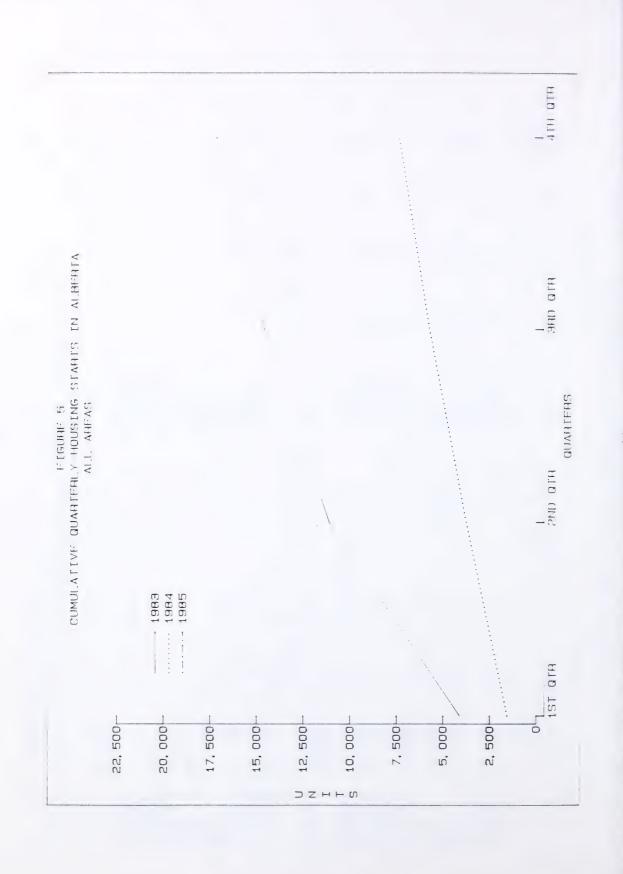
SOURCL: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, KED DEEK, AND SPRUCE GROVE



TOTAL   STRGLES   MILTT   AS A   TOTAL   TOT	STINGLESS   MILET   MILET AS A   TOTAL   STINGLESS   MILET AS A   TOTAL									1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
HAY   142   119   23   16   JANUARY   220   188   32   18   18   18   JANUARY   204   202   2   2   2   2   2   2   2   2	HAT   142   119   23		IAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	STNCLES	MULTI	MULTI AS A PERCENT OF TOTAL
MAKY   ST   ST   ST   ST   ST   ST   ST   S	127   113   14   11   11   17   122   51     105   105   105   10   11   11   17   122   51     106   105   105   10   10   11   173   122   51     202   202   202   2   2   2   2   2		142	119	23	16	JANUARY	220	188	32	15
127   113   14   11   MARICH   173   122   51   39   39   30   30   30   30   30   30	127   113   14   11   MARICII   173   122   51   130   140	EBRUARY	57	5.7	0	0	FEBRUARY	204	202	~	-
105   105   105   105   0	105   105   105   0	MRCH	127	113	14	11	MARCH	173	122	51	29
306   301   5   245   34   245   34   245   242   202   202   202   202   202   203   204   20	306   301   5   24   648   244   44   202   20		105	105	0	0	APIETL	258	219	39	15
202   202   204   0   0   0   0   0   0   0   0   0	202   202   204   0   0   0   0   0   0   0   0   0		306	301	5	7.	MAY	279	245	34	12
ST         203         207         7         1         JULKY         257         257         0           SMEMBER         132         188         4         2         AGGUST         271         209         12           BEK         113         17         0         0         SACTORRA         173         19         2           BEK         102         10         0         NOVEMBER         101         99         2           MEST         102         0         0         NOVEMBER         101         99         2           MEST         118         1         52         3         TOTAL         2384         2197         187           ANY         118         0         0         NOVEMBER         129         129         0           ANY         118         0         0         APRHILL         200         200         0           ANY         166         0         0         APRHILL         200         200         0           ANY         ANY         ANY         ANY         ANY         ANY         ANY         ANY           ABB         ABB         ANY         ANY <t< td=""><td>T         209         207         γ         1         JULY         257         257         257         0           MeMber         132         132         148         4         2         AGGDST         721         209         12           BERK         119         11         4         3         OCTOMER         145         144         2           BERK         102         102         0         0         DECEMBER         129         2           BERK         102         102         0         0         DECEMBER         129         2           ARY         118         15         5         3         TOTAL         2384         2197         187           ARY         118         0         0         DECEMBER         2187         187           ARY         118         0         0         DECEMBER         SIMONTON (METRO)           BER         5         7         FERRITALISM         90         90         0           ABER         ABER         ABER         ABER         ABER         ABER         ABER         ABER           BER         ABER         ABER         ABER         ABER<td></td><td>202</td><td>202</td><td>0</td><td>0</td><td>JUNE</td><td>268</td><td>264</td><td>†</td><td>-</td></td></t<>	T         209         207         γ         1         JULY         257         257         257         0           MeMber         132         132         148         4         2         AGGDST         721         209         12           BERK         119         11         4         3         OCTOMER         145         144         2           BERK         102         102         0         0         DECEMBER         129         2           BERK         102         102         0         0         DECEMBER         129         2           ARY         118         15         5         3         TOTAL         2384         2197         187           ARY         118         0         0         DECEMBER         2187         187           ARY         118         0         0         DECEMBER         SIMONTON (METRO)           BER         5         7         FERRITALISM         90         90         0           ABER         ABER         ABER         ABER         ABER         ABER         ABER         ABER           BER         ABER         ABER         ABER         ABER <td></td> <td>202</td> <td>202</td> <td>0</td> <td>0</td> <td>JUNE</td> <td>268</td> <td>264</td> <td>†</td> <td>-</td>		202	202	0	0	JUNE	268	264	†	-
T         132         188         4         2         AbdUGST         221         209         12           MBEA         172         172         0         0         SEPTEMBER         221         209         12           BER         102         102         0         0         NOTMER         129         129         2           BER         102         103         0         DECEMBER         101         99         2           BER         102         103         0         DECEMBER         129         129         2           BER         1803         175         TOTAL         2384         2197         187           RY         118         118         18         28         28           ARY         13         68         5         7         FFRHUL         90         90         0           ARY         76         76         0         APHILL         200         200         0           ARR         76         76         APHILL         200         200         0         0           ARR         76         76         APHILL         700         0         0         0 </td <td>  Page   192   188   44   5   5   5   5   5   5   5   5  </td> <td></td> <td>503</td> <td>207</td> <td>`</td> <td>1</td> <td>JULY</td> <td>257</td> <td>257</td> <td>0</td> <td>0</td>	Page   192   188   44   5   5   5   5   5   5   5   5		503	207	`	1	JULY	257	257	0	0
HER         172         172         0         0         SEPPTEMBER         128         119         9           SM         119         115         4         3         OCTOBER         144         2           SM         102         0         0         DECEMBER         101         99         2           BER         102         10         0         DECEMBER         101         99         2           BER         118         0         0         DECEMBER         2187         187           RY         118         118         0         0         JANUARY         90         90         0           ARY         73         68         5         7         FERRITIARY         116         88         28           ARY         76         66         66         0         0         APRILI         200         200         0           ABBR         7         FERRITIARY         116         88         28         AB	#BEK 172 172 0 0 0 SEPTEMBER 12B 119 9  556 119 115 4 0 0 0 0 NOVEMBER 12B 119 9  566 100 0 0 NOVEMBER 12B 12B 0  570 70 0 0 0 NOVEMBER 12B 12B 0  570 70 0 0 0 NOVEMBER 12B 12B 0  570 70 118 118 0 0 0 NAPHIL 200 200 0  570 70 70 70 70 70 70 70 70 70 70 70 NAPHIL 200 200 0  570 70 70 70 70 70 70 70 NAPHIL 200 200 0  570 70 70 70 70 70 NAPHIL 200 200 0  570 70 70 70 70 NAPHIL 200 200 0  570 70 70 70 NAPHIL 200 200 0  570 70 70 NAPHIL 200 200 0  570 70 70 NAPHIL 200 200 0  570 70 NAPHIL 200 200 200 200 0  570 70 NAPHIL 200 200 200 200 0  570 70 NAPHIL 200 200 200 200 200 200 200 200 200 20		192	188	1	2	AUGUST	221	503	1.2	5
EK         119         115         4         3         OCTOBER         144         2           BER         102         0         0         DECEMBER         101         99         2           BER         102         0         0         DECEMBER         101         99         2           BER         180         175         52         3         TOTAL         2384         2197         187           RY         118         5         3         TOTAL         2384         2197         187           RY         118         0         0         JANUARY         90         90         0           AKY         73         68         6         0         0         JANUARY         90         90         0           AKY         76         76         0         APRILL         200         200         0           ABER         7         AUGUST         AUGUST         AUGUST         AUGUST         AUGUST         AUGUST           BER         5         5         7         AUGUST         AUGUST         AUGUST         AUGUST         AUGUST         AUGUST         AUGUST         AUGUST         AUGUST	Fig.   119   115   4   3   0   0   0   0   0   0   0   0   0		172	172	0	0	SEPTEMBER	128	119	6	7
BER         102         10         NOVEMBER         101         99         2           BER         70         70         0         DECEMBER         129         129         2           BBR         70	102   102   0		119	115	77	₹	OCTOBLE	146	144	2	1
Total	1803   1751   52   3   TOTAL   129   129   0		102	102	Э	0	NOVEMBER	101	66	2	2
Total	1803   1751   52   3   TOTAL   2384   2197   187		70	70	0	0	DECEMBER	129	129	0	0
4RY         118         10         JANUARY         90         90         0           4RY         118         0         0         JANUARY         90         90         0           4RY         118         0         0         JANUARY         90         90         0           4         66         66         0         0         MARCH         90         90         0           5         76         0         0         APRIL         200         200         0           MAY         JUNE         AUGUST         AUGUST         AUGUST         SEPTEMBER           SER         0         0         APRILL         200         200         0           AUGUST         SER         NOVEMBER         NOVEMBER         NOVEMBER         NOVEMBER           4BER         333         328         5         TOTTAL         496         468         28	4KY         118         118         0         0         JANUARY         90         90         0           4KY         118         118         0         0         JANUARY         90         90         0           4         66         66         0         0         MARCH         90         90         0           5         76         0         0         APRIL         200         200         0           6         66         66         0         0         APRIL         200         200         0           7         76         76         0         0         APRIL         200         200         0           87F         10LX         APRIL         200         200         200         0           87F         446KR         AGUST         AGUST         AGUST         AGUST         AGUST           86F         333         328         5         TOTAIL         436         468         28           86F         333         328         5         TOTAIL         436         468         28	'	803	1751	1		TOTAL	2384	2197	187	. 8
4RY         118         118         0         0         JANUARY         90         90         0           9ARY         13         68         5         7         FEBRUARY         116         88         28           9         66         66         0         0         MARCH         90         90         0           9         76         0         0         APRILL         200         200         0           ANY         ANY         ANY         ANY         AUGUST         AUGUST         SEPTEMBER           SER         90         90         90         90         90         90         90           AUGUST         SEPTEMBER         SEPTEMBER         SEPTEMBER         NOVEMBER         NOVEMBER           4BER         133         328         5         TOTAL         496         468         28	4RY         118         0         0         JANUARY         90         90         0           9ARY         13         68         5         7         FERRIJARY         116         88         28           9         66         66         0         0         MARCH         90         90         0           9         76         0         0         APRIL         200         200         0           APRIL         200         200         90         90         90         0           APRIL         200         200         0         APRIL         200         200         0           APRIL         200         200         200         0         0         APRIL         200         200         0         0           APRIL         AUGUST	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1 1 1	CALGAR	, , , , , , , , , , , , , , , , , , ,	19	85	EDMON	TON (METRO)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
JARY         73         68         5         7         FEBRUARY         116         88         28           9         66         66         0         0         APRIL         200         30         0           10         76         0         0         APRIL         200         200         0           MAY         JUNE         ANAY         JUNE         AUGUST         AUGUST         AUGUST         SEPTEMBER           Surf         NOVEMBER         NOVEMBER         NOVEMBER         NOVEMBER         NOVEMBER           333         328         5         TOTAL         496         468         28	JARY         73         68         5         7         FEBRUARY         116         88         28           9         66         66         0         0         APRIL         200         200         0           10         76         76         0         0         APRIL         200         200         0           MAY         AUN         ANAY         AUNE         AUN         AULY         AUGUST         AUGUST           ST         AUGUST         SEPTEMBER         SEPTEMBER         AUGUST         AUGUST           JABÉR         NOVEMBER         NOVEMBER         NOVEMBER         NOVEMBER           JABÉR         NOVEMBER         NOVEMBER           JABÉR         NOVEMBER         NOVEMBER           J	ANUARY	118	118	0	0	JANUARY	06	96	0	0
4         66         66         0         0         MARCH         90         90         90         0           5         76         0         0         APRIL         200         200         0           MAY         JUNE         JUNE         JUNE         AUGUST         AUGUST         SEPTEMBER           34BER         SEPTEMBER         NOVEMBER         NOVEMBER         NOVEMBER           JABÉR         LOTABL         H96         46         46           333         328         5         TOTABL         H96         46	H   F   F   F   F   F   F   F   F   F	VEBRUARY	73	68	Ş	L.	FEBRUARY	116	88	28	24
T6   T6   0   0   APRIL   200   200   0	T6   T6   T6   T6   T6   T6   T6   T6	MA RCH	99	99	0	0	MARCH	90	06	0	0
5.T. 5.UNE 5.UNE 5.UNE 5.UNE 5.UNE 6.ULX 5.EPTEMBER 5.EPTEMBER 6.CTOBER 6.C	57 58 500E 500E 500E 500E 500E 500E 500E 5	1PRIL	92	76	0	0	APRIL	200	200	0	0
ST AUCUST SABER SER SEPTEMBER OCTOBER IBER DECEMBER 1333 328 5 TOTAL 496 468 28	ST AULST AUGUST SERPTEMBER SERPTEMBER OCTOBER NOVEMBER DECEMBER DE	MAY					MAY				
T MBER SEPTEMBER SER OCTOBER NOVEMBER BER BER 333 328 5 TOTAL 496 468 28	HERE HERE HERE HERE HERE HERE HOVEMBER  HOVEMB	TULY					JULY				
МВЕК БЕК ВЕК ВЕК 333 328 5 ТОТМ, 496 468 28	MBER         SEPTEMBRER           ER         OCTOBBER           BER         NOVEMBER           BER         DECEMBER           BER         DECEMBER </td <td>10GUST</td> <td></td> <td></td> <td></td> <td></td> <td>AUGUST</td> <td></td> <td></td> <td></td> <td></td>	10GUST					AUGUST				
БЕК ВЕК ВЕК 333 328 5 ТОТЫ, 496 468 28	BER NOVEMBER BER NOVEMBER BER DECEMBER  333 328 5 TOTAL 496 468 28 65 CAWADA MONTGAGE AND HOUSTNG CONPONATION	SEPTEMBER					SEPTEMBER				
BER DECEMBEN 1933 328 5 TOTAL 496 468 28	BER DECEMBER  333 328 5 TOTAL 496 468 28  6: CANADA MORTGAGE AND HOUSTING CONFORATION	OCTOBER TOVEMBER					OCTOBER				
333 328 5 TOTAL, 496 468 28	333 328 5 70TAI, 496 468 28  62 CAWADA MORTGAGE AND HOUSTING CONFORATION	NECEMBER					DECEMBER				
333 328 5 70ТАР, 496 468	333 328 5 TOTAL, 496 468  6: CAMADA MORTGAGE AND HOUSTING CORPORATION	1	1	1 1 1 1	1 1 1 1	i : : : : : : : : : : : : : : : : : : :		1 1 1 1	† † † 1	1 1	1 1 1
1 1 1 1 1			333	328	5		TOTAL	964	468	28	
		1 1 1 1 1 1					1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

- 11 -



TABLL 6

QUARTERLY HOUSING STARTS IN ALBERTA ALL AREAS

1984 - 1985

	1984	0001	CHANGE
FIRST QUARTER	1548	873	1 1 1 1
SECOND QUARTER THIRD QUARTER	2186 1947		
FOURTH QUARTER	1614		
	1 1 1	1 1 1 1	1 1 1
TOTAL	7295	873	

TABLE 7

11111-85

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

CITY	SINGLES	SKMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME N'TH LAST YEAR
CALGARY	09	0	5	0	5.5	54
CAMHOSE	†1	0	0	0	†7	1001
EUNIONTIUN M.A.	123	0	0	99	222	-0 -0 -0
FORT MCMURKAY	1.7	0	0	0	1.7	7.8
GRANDE PRAIRIE	20	0	0	0	$\approx$	300
LEDUC	7	0	0	0	~	*
LETHBRIDGE	9	0	0	0	6	04
LLOYDMINSTER(ALTA. PAKT)	18	0	0	0	118	1700
MEDICINE HAT	⇉	0	0	0	17	100
RED DEER	7	0	0	0	1.	_30
SPRUCE GROVE	7	0	0	0	~	7.4
TOTAL	251	0	5	66	355	_51
1 1 2 7 1 1 2 3 6 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				6

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO ON UNAVAILABLE

TAIMLE 8

4174-85

HORSING UNDER-CONSTRUCTION BY TYPE

URBAN ALBERTA

CITY	SINGLES	SEMUS	MOA	$T^{QN}$	TOTAL	PERCENT CHANGE OVER SAME MIH LAST YEAR
CALGARY	438	0	0	3.5	473	772
CAMBOSE	1	0	0	6.5	99	3200
EDMONTON M.A.	434	0	11,13	270	768	99_
FORT MCMURKAY	33	0	0	0	33	267
GRANDE PRAIRIE	15	0	()	()	15	0
PEDUC	<b>-</b> Ω	0	0	0	5	_93
LETHBRIDGE	742	8	0	6	59	-61
LLOYDMINSTER(ALTA. PART)	25	0	()	55	80	300
MEDICINE HAT	1.7	0	0	30	47	_58
KEU DEER	76		Ð	0	33	_91
SPRUCE GROVE	9	0	0	0	9	_33
1 : 40 (7)	0.00	đ	7.0	ne.	7 8 7 6	-4-
IOIAL	7401	0	2	+0+	0007	

CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH SOURCE:

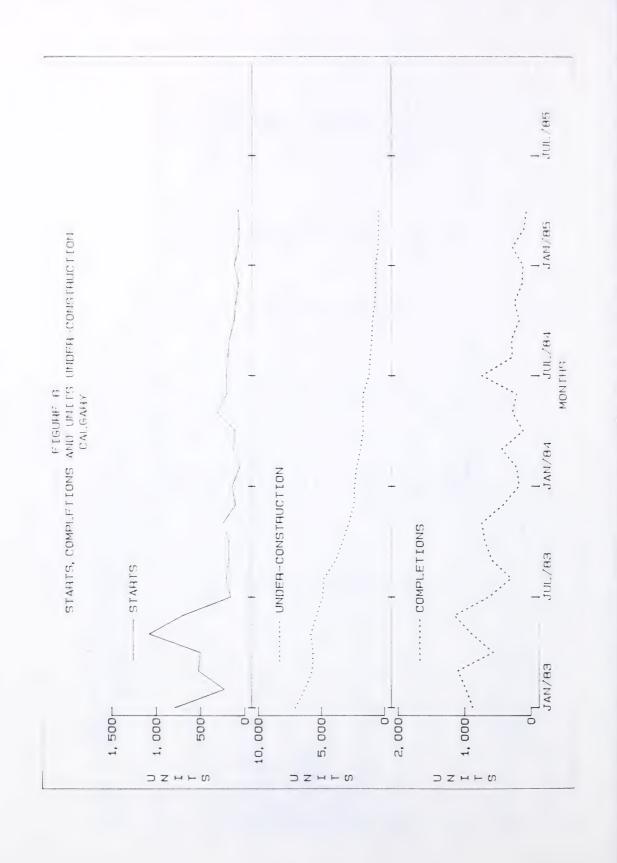


TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1964	
	STARTS	CUMPLETIONS	UNDER-CONSTRUCTION
enwari	242	104	2380
I D D TO A T. I	57	217	2225
MATOR	127	441	1910
75.54	105	119	1710
Pan I	306	280	1737
ethia	202	218	1717
e 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	203	738	12+2
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
USTSBEE.	119	172	958
NOVENBER	102	247	758
DEUENEER	7.0	130	698
		1988	
JANUARY	118	115	701
FLERUARY	73	277	497
MARCH	30	101	462
APAIL	7 ê	65	47 c
EAV			
00112			
0021			
HUGUSI			
SEFIELDE			
USTUBLE.			
NOVEMBER.			
DECEMBER			
			~~~~~~~~~~~~~

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED ET: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

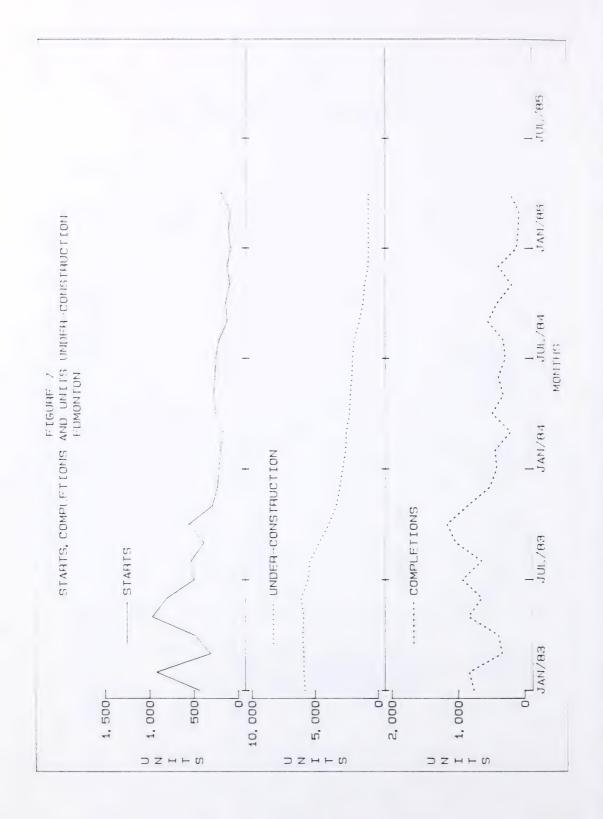


TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1964	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
CANDARY	225	425	2845
I EBRUARI	264	448	2593
MARCE	173	216	25+5
AFRIL	25ε	491	2291
MAY	279	327	2237
- C.7.E	268	398	2097
5021	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
COTOBER	145	4-14	1203
AUVEMBER	101	195	1093
2202 1225	128	395	805
•			
		1908	
CANCARI	ýo	122	769
SLERUARI	110	95	757
	30	87	790
222	200	222	705
Ani'			
60112			
00-1			
AUGUST			
SEPTEMBER			
UCTUELA			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARUL BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

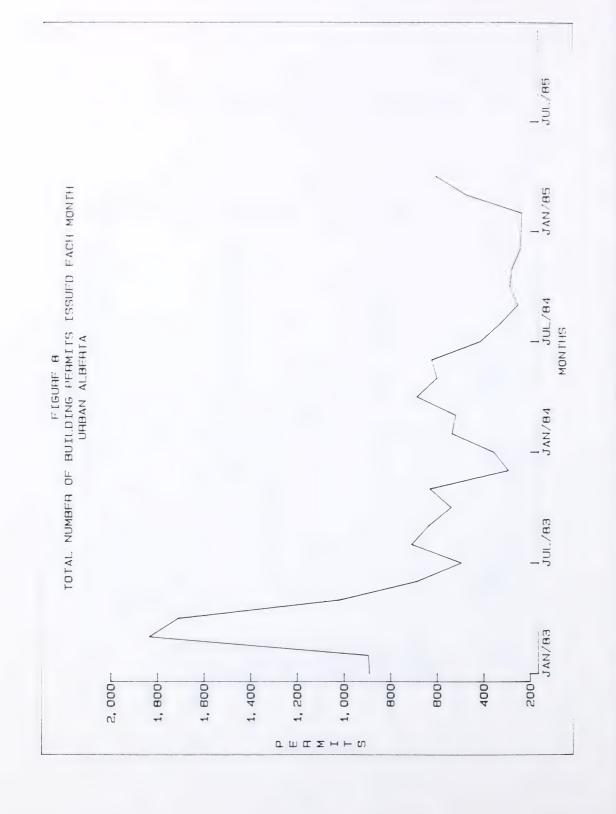


TABLE 11

11111-85

## RESIDENTIAL BUILDING PERMITS UKBAN ALBERTA

PERCENT CHANGE OVER SAME MTH LAST YEAR TOTALAFT ROM SEMIS SINGLES CITY

	P	1 1 1 1 1 1 1 1 1 1 1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
CALGARY	235	0	0	0	235	_12
CAMROSE	3	0	0	0	5	19_
EDMONTON M.A.	201	0	0	†1	205	-22
FORT MCMURRAY	34	0	0	0	34	580
GRANDE PRAINLO	рт	0	0	0	18	100
LL DUC'	2	0	0	0	2	100
LETHBRIDGE	17	0	0	5	22	-65
LLOYDMINSTER(ALTA. PART)	13	0	0	30	64	308
MEDICINE HAT	5	0	0	0	5	_50
RED DEEK	18	0	10	0	28	†7
SPHUCE GHOVE	1	0	0	0	1	-93
TOTAL	555	0	10	39	409	12

SOURCE: ALBERTA BURBAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

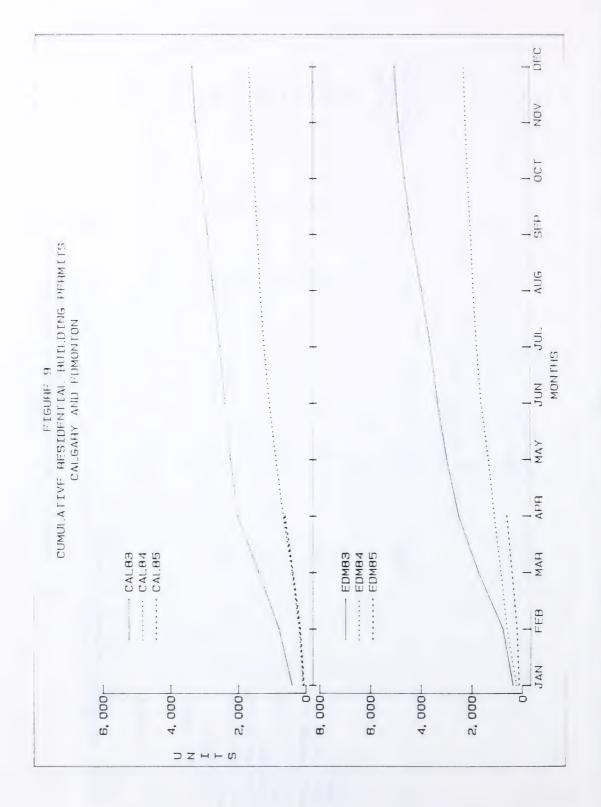


TABLE 12

JANUARY TO DATE RULLDING PERMITS ISSUED COMPAKED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR

	CA	CALGAHY	CAM	CAMROSE.	EDMONTON (""ETLO)	NTON 1.e)	FOHT MCMUKKAY	'. IKA Y	GRAND Phalhle	ND hIE	LEDUC		LETHBRIDGE LLOYDMIN. (ALTA:PAKT	I DGE 1	LLOYDMIN. (ALTA.PAKT	_	MEDICINE HAT		KED DEER	жек	SPI	SPRUCE
	1984	1985	1985 1984 1985	1985	1984	1985	1984	1984 1985 1984 1985 1984 1985 1984 1985 1984 1985 1984	1984	1985	1984	1985	1984	1985 1	186	1985	984 1	985 1		1985	1984	1985
JANUAHY	85	69	0	2	239	139	-	8	1	5	i	~	11	5		15	2	0	12	2		
FEBRUARY	196	168	0	2	622	228	77	17	3	$\infty$	2	3	25	7	$\infty$	26	10	2	20	11	5	2
MAHCH	402	383	2	⇉	855	419	10	33	$\infty$	16	2	7	90	15	20	33	23	5	35	31	6	5
APHIL	019	618	17	6	11118	6.24	15	67	17	34	3	9	112	37	3.2	82	33	10	62	59	24	5
MAY	888		21		1350		75		7.7		7		133		43		35		96		30	
JUNE			23		1642		92		43		7		161		92		42		106		34	
JULY			26		1815		111		90		8		175		115		43		1114		42	
AUGUST			30		1934		129		99		11		186		145		50		123		47	
SEPTEMBER			31		2034		137		62		1.1		194		147		84		132		50	
OCTOBER			35		2161		150		69		11		200		169		83		142		52	
NOVEMBER	1629		39		2246		162		74		12		202		235		416		145		52	
DECEMBER	1701		107		2309		163		77		13		210		250		96		152		56	
PERCENT CHANGE	HANGE	8	1	_47	1 1 1 1	† † † † † † † † † † † † † † † † † † †	1	347	} 1 1 1	100	1 1 1 1 1	200	} } } †	19_	1	156	1 1 1	70	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5		-75
YEAR 1984 1985	JAN 358 239	FEB 895 474		MAR 1416 951	APK 2103 1555	MAY 2705	JUN 3329		JUL 3744	TOTAL AUG 4071	SEP 4324		OC"T 4612	NON 4890	1 1	DEC 51.34	PERCENT -26		CHANGE	† † †	1 1 1 1	) † 1

SOURCE: AUBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DETARTMENT OF HOUSING BARRET AND ECONOMIC ANALYSIS BRANCH

- 23

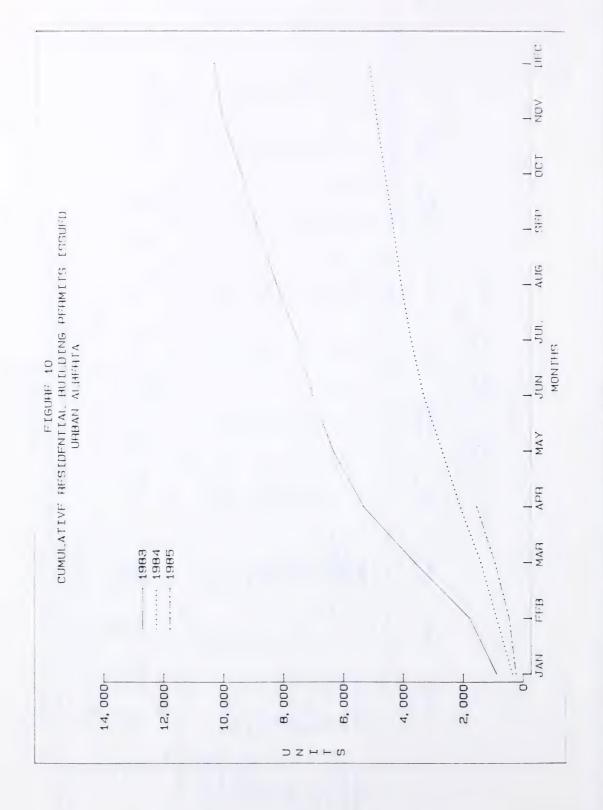


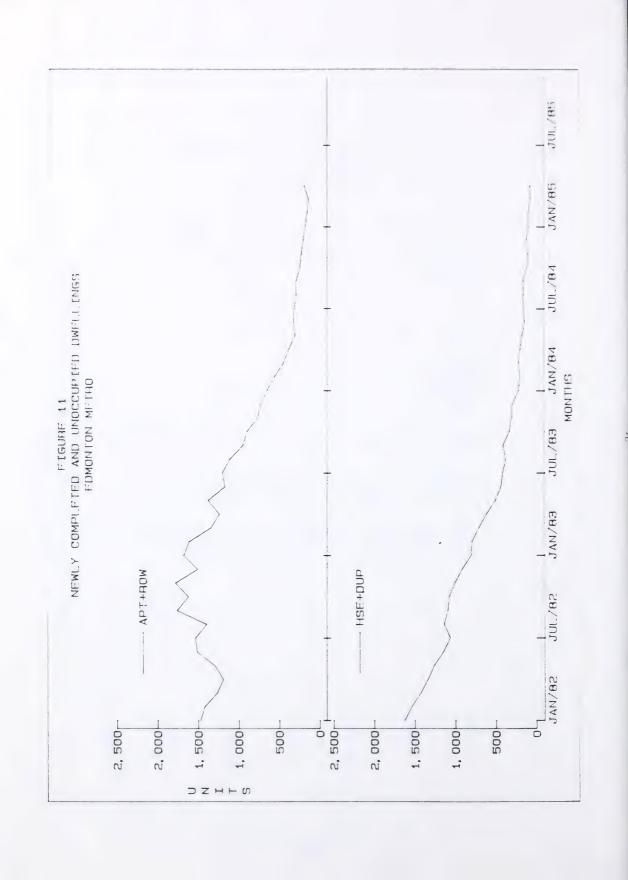
TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN\* ALBERTA
(NUMBER OF UNITS)
1964-1965

	1984	1985	PERCENT CHANGE
JANUARY	358	239	- 33
FEBRUARY	537	235	<sup>-</sup> 56
MARCH	521	477	- <sub>6</sub>
APRIL	687	604	-12
MAY	602		
CUNZ	624		
602Y	<b>→1</b> 5		
AUGUST	327		
SEPTEMBER	253		
JOHOBER	288		
NOVERZEE.	475		
v= 0'= =	2++		
TOTAL	5154	1555	

BOUNDE: ABBENTA BUNDAU OF STATISTICS PREPARED BY: ADBENTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMMOSE, EDMONTON N.A., FORT MCMURHAY, GRANDE PRAIAIE, LEDUC, LETHERIDGE, LLOYDMINSTER (ALTA: PART), MEDICINE HAI, RED DEER, AND SPRUCE GROVE



THBLE 14

### EDMONTON METRO NEWLY COMPLETED AND UNDOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	AND	APARTMENTS AND ROWHOUSES**		COMPLETIONS	ABSORP. PERCENT
		19	84		
JANUARY	020	656	876	425	40
FEBRUARY	199	567		448	42
MARCH	218	456	674	216	31
APAIL	199	389	588	491	50
MAY	177	313	490	327	4£
evil	143		475	398	47
e 522	151	323		295	38
AUGUSI	159	298	457	325	43
SEPTEMBER	164	296	452	552	5+
UULUELE.	110		350	414	59
1. UVENBER			335	195	40
DECEMBER	123	203	332	395	5.5
		19	σĖ		
CANUALI	33			122	39
PERMANI	ಶತ		25-	95	32
AATO'T	72		215	87	37
AFRIL	78	195	273	222	38
MAY					
JUNE .					
e ( _ '					
AUGUST					
SEPTEMBER					
JITJEER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE KATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: NEWLY COMPLETED AND UNICCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNICCUPIED UNITS OF CURRENT MONTH DIVIDED BY (NEWLY COMPLETED AND UNICCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

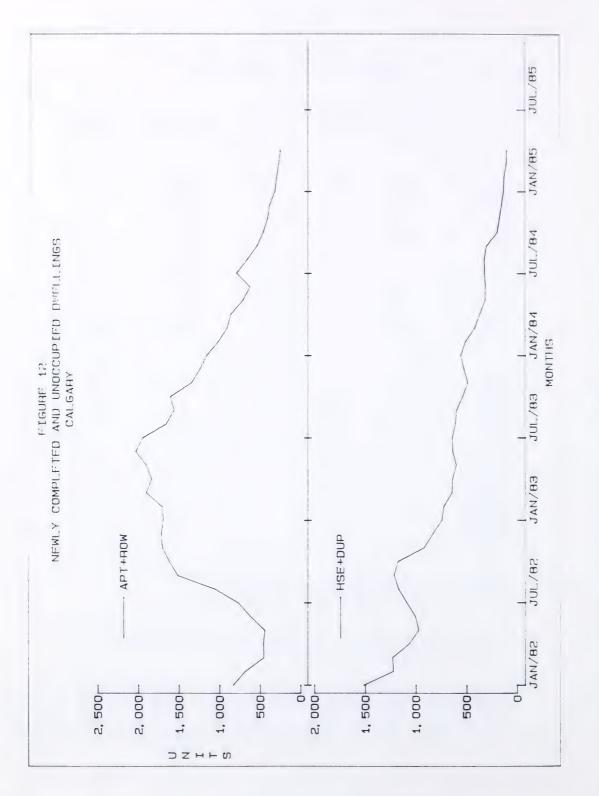


TABLE 15

CALGARY NEWLY COMPLETED AND UNOCCUPIEL DWELLINGS COMPLETIONS AND ABSORPTION RATES

	AND	APARTMENTS AND KUNHUUSES**		COMPLETIONS	ABSORP. PERCENT
		19	54		
<i>GANGARI</i>	500	1161	1721	164	12
FLBRUARI	513	1020	1533	217	21
מטתמבי.	420	911	1331	441	33
APAIL	371	800	1237	119	15
AAY	318	720	1038	260	32
e J.V.Z	315	630	945	218	25
0023	323	795	1118	738	34
AUGUSI	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OSTUBER	198	468	666	172	35
		413	591	247	35
DECEMBER	15€	387	543	130	25
		19	33		
JANUARI	137	322	459	115	30
FLERUARI		302			41
MARCH	108		384	101	28
APRIL	200	255	358	65	20
Pin Y					
0012					
AUGUST					
serie. Aber.					
JUNUELA					
HO VENEER					
DECEMBER					

BOUNCE: CANADA MUNIGAGE AND HOUSING CORPUNATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNDCCU PIEU UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLL.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

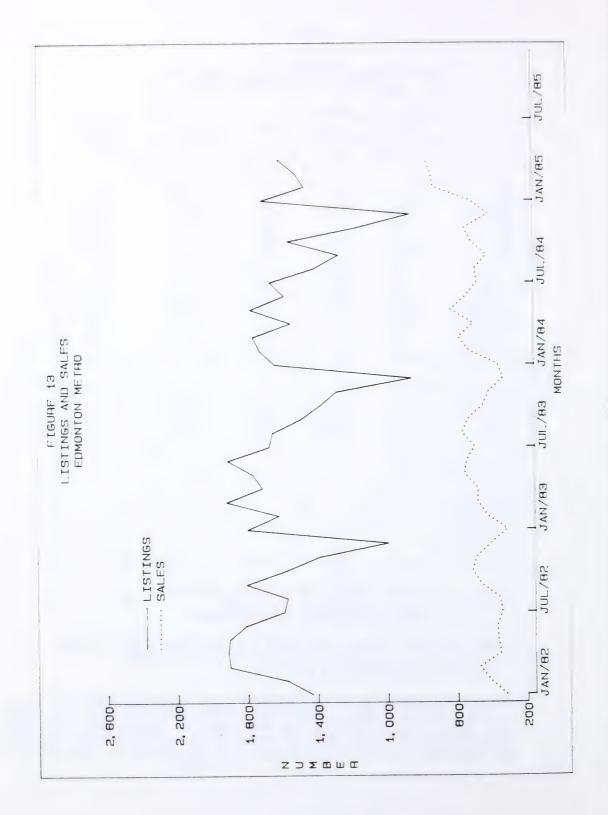


TABLE 16
RESIDENTIAL LISTINGS, SALES AND PRICE

#### EDMONTON

		1984		
	LISTINGS	SALLS	HATIU	AVERAGE
			UF SALES	SELLING
			To LISTINGS	PHICE
ennonni	1636	303	.22	819+1
FEBRUARI	1724	520	.31	81317
MARCH	1763	500	.33	80736
AFAIL	1540	499	.32	81237
Kal	1775	630	.35	77713
evila	1583	541	.34	82281
e	1082	479	.29	75800
AUGUSI	1+11	<b>→</b> 88	.35	82859
SEPTEMBER	1278	422	.33	79004
USISEER.	1557	510	.33	76286
NUTEABER	1167	549	.47	74526
DECEMBER	859	<b>4</b> 09	.48	7788≒
		1985		
		1365		
JANUARY	1707	514	.30	75769
FABRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APELL	1609	766	.48	71947
MAY	1003	, 00	• 10	, 20 . ,
e viri				
0012				
AUGUST				
SEPTEMBER				
USTUBLE				
NOVEMBER				
DECEMBER				
			2010	

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

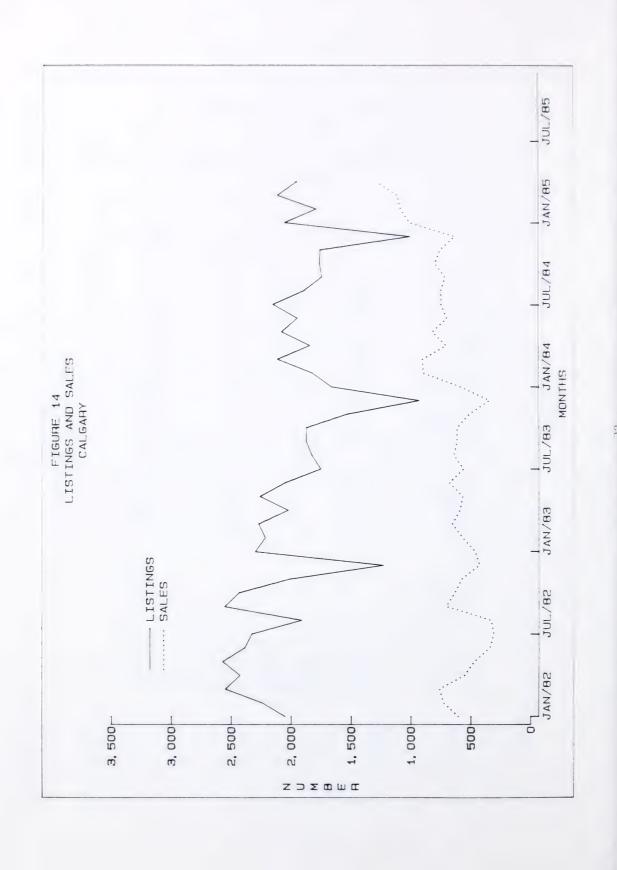
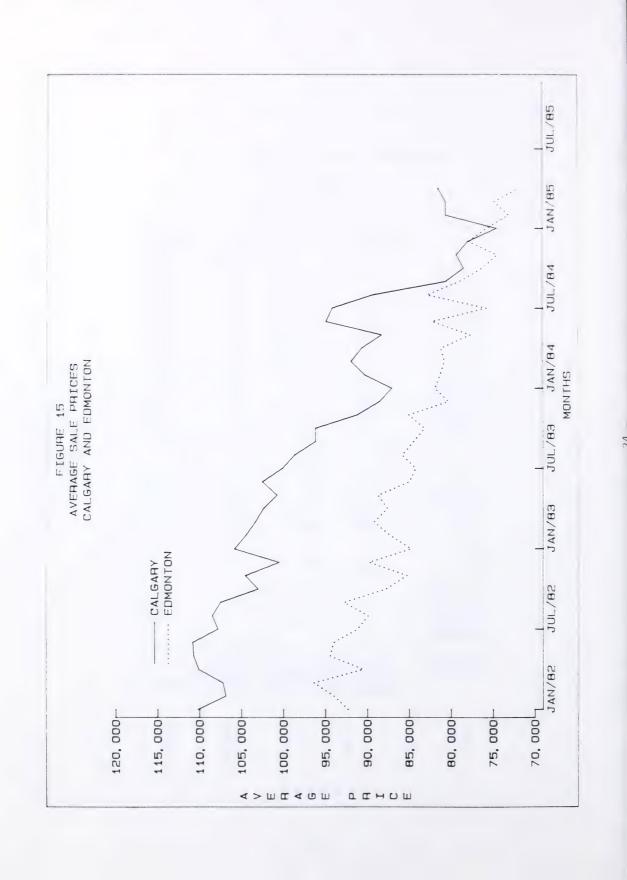


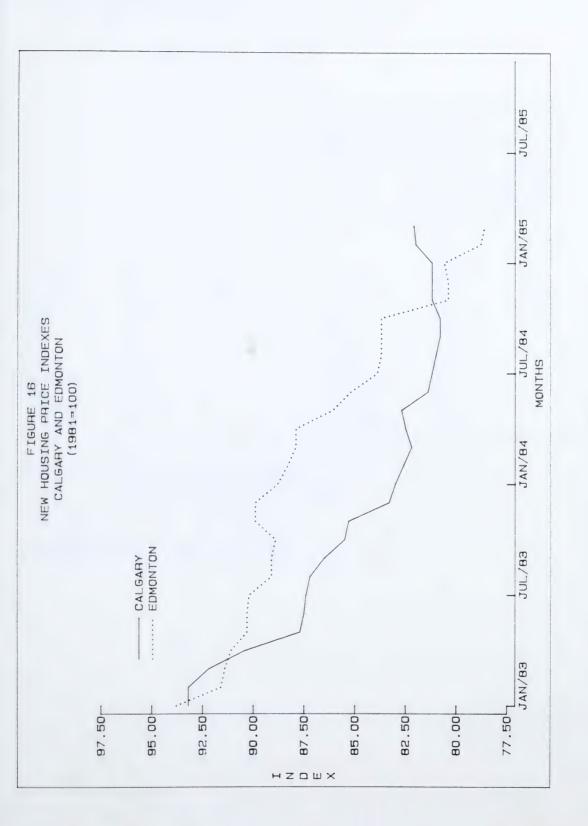
TABLE 17
RESIDENTIAL LISTINGS, SALES AND PRICE

#### CALGARY

### OF SALES TO LISTINGS PRICES FEBRUARY 1666 589 .35 87088			1984		
### OF SALES TO LISTINGS PRICES FEBRUARY 1666 589 .35 87088		LISTINGS	SALES	RATIO	AVERAGE
### TO LISTINGS PRICE #### PRICE   FANUARY   1666   589   .35   87088   ###################################			0.1220		
### ### ### ### ### ### ### ### ### ##					
### ### ### ### ### ### ### ### ### ##	JANUARY	1668	589		
### APRIL 1845 706 .38 90697  ### 2079 821 .39 88295  #### 3000 .36 94930  ### 35 94185  ### 35 94185  ### 35 94185  ### 35 94185  ### 35 94185  ### 35 94185  ### 35 94185  ### 35 94185  ### 35 94185  ### 35 94185  ### 35 94185  ### 35 94185  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38  ### 36 38					
MAN       2079       821       .39       88295         JUNE       1950       700       .36       94930         JULY       2152       7+7       .35       94185         AUGUST       1895       751       .40       89342         SEPTEMBER       17+0       713       .41       80638         OCTUBER       1765       799       .45       78503         NOVEMBER       1760       758       .43       79370         DECEMBER       1007       533       .63       78030         PAROARY       2054       1011       .49       74550         PAROARY       1792       1087       .61       80635         MAROARY       2114       1114       .53       80658         ARRIL       1957       1256       .50       81537         JULY       AUGUST       SEPTEMBER       .50       81537         JULY       AUGUST       SEPTEMBER       .50       80         DECEMBER       DECEMBER       .50       .50       .50	MARCH	2113	905	.43	91949
MAN       2079       821       .39       88295         JUNE       1950       700       .36       94930         JULY       2152       7+7       .35       94185         AUGUST       1895       751       .40       89342         SEPTEMBER       17+0       713       .41       80638         OCTUBER       1765       799       .45       78503         NOVEMBER       1760       758       .43       79370         DECEMBER       1007       533       .63       78030         PAROARY       2054       1011       .49       74550         PAROARY       1792       1087       .61       80635         MAROARY       2114       1114       .53       80658         ARRIL       1957       1256       .50       81537         JULY       AUGUST       SEPTEMBER       .50       81537         JULY       AUGUST       SEPTEMBER       .50       80         DECEMBER       DECEMBER       .50       .50       .50	APRIL	1845	706	.38	90697
### 2015		2079	821	.39	88295
AUGUST 1895 751 .40 89342 SEPTEMBER 1746 713 .41 80636 OCTOBER 1765 799 .45 78503 NOVEMBER 1760 758 .43 79370 DECEMBER 1007 633 .63 78030  1985  IANGARY 2054 1011 .49 74550 REBRICH 1792 1087 .61 80635 RERIL 1957 1266 .60 81537 MAY SOUND JULY AUGUST SEPTEMBER DECEMBER DECEMBER	JUNE	1950	700	.36	94930
AUGUST 1895 751 .40 89342 SEPTEMBER 1746 713 .41 80636 OCTOBER 1765 799 .45 78503 NOVEMBER 1760 758 .43 79370 DECEMBER 1007 633 .63 78030  1985  IANGARY 2054 1011 .49 74550 REBRICH 1792 1087 .61 80635 RERIL 1957 1266 .60 81537 MAY SOUND JULY AUGUST SEPTEMBER DECEMBER DECEMBER		2152	7 + 7	.35	94185
### 1765   799   445   78503 ####################################	AUGUST	1895	751	.4C	89342
### 1760   758   43   79370 #### 1007   533   63   78030  #### 1985  ###################################	SEPTEMBER	1745	713	.41	80638
1985  2ANOARI 2054 1011 .49 74550 fbbriari 1792 1087 .61 80635 AARIL 1957 1286 .60 81537 MAI JULY AUGUST SEPTEMBER DECEMBER	UCTUBER	1765	799	.45	78503
1988  JANUARY 2054 1011 .49 74550 FBBRUARY 1792 1087 .61 80635 MARCH 2114 1114 .53 80658 ARRIL 1957 1286 .66 81537 MAY JULY AUGUST SEPTEMBER DECEMBER	NUVEMBER	1760	758	.43	79370
### 2054 1011 .49 74550 ###################################	DECEMBER	1007	533	.63	78030
### 2054 1011 .49 74550 ###################################					
#BBRCART 1792 1087 .61 80636 MARCH 2114 1114 .53 80658 ARRIL 1957 1266 .66 81537 MAT FORE FORE FORE FORE FORE FORE FORE FORE			1985		
#BBRCART 1792 1087 .61 80636 MARCH 2114 1114 .53 80658 ARRIL 1957 1266 .66 81537 MAT FORE FORE FORE FORE FORE FORE FORE FORE					D. 55/
MARCE 2114 1114 .53 80658  APRIL 1957 1266 .66 81537  MAI JULI  AUGUST SEPTEMBER  OCTOBER  NOVEMBER  DECEMBER					
APRIL 1957 1266 .66 81537 MAI JULI AUGUST SEPTEMBER OCTOBER DECEMBER					
MAÏ JULI JULI AUGUST SEPI'LMBER OCTOBER NOVEMBER DECEMBER					
JULI JULI AUGUST SEPILMBER OCTUBER NOVEMBER DECEMBER		195/	1280	.00	81537
JULI AUGUST SEPILMBER OCTOBER NOVEMBER DECEMBER					
AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER					
SEPTEMBER OCTUBER NOVEMBER DECEMBER					
OCTOBER NOVEMBER DECEMBER	AUGUST				
NOVEMBER DECEMBER	SEPTEMBER				
DECEMBER	UCTUBER				
	NOVEMBER				
WALLDON GAT GADY DOAY TOWARD TOATT	DECEMBER				
				00400	

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH





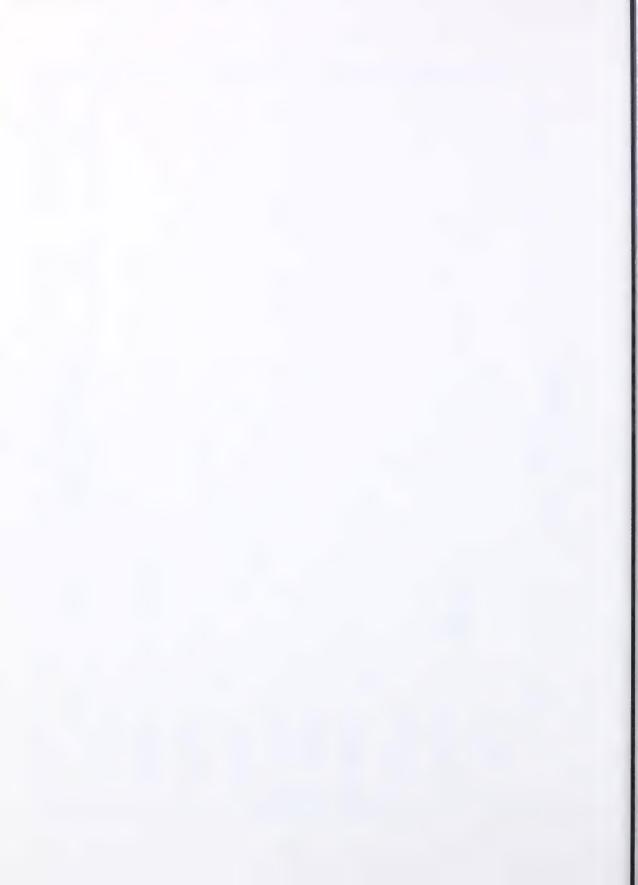


TABLE 18

NEW HOUSING PRICE INDICES\*

1981=100

	C	ALGARY**	EDM	IONTON***	
	1984	1985		1984	1985
Jan Jan Y	83.0	81.2	JANUARY	88.8	80.6
I LERUARY	82.6	82.0	FEBRUARY	88.3	78.8
MARCE	82.2	82.1	MARCH	87.9	78.6
APRIL	82.5		APRIL	87.9	
Maï	82.7		MAY	86.1	
JUIVE	81.4		JUNE	85.2	
0021	81.2		JULY	83.9	
AUGUST	81.0		AUGUST	83.7	
SEPLEASER	80.8		SEPTEMBER	83.7	
OCTOBER	80.8		OCTOBER	83.7	
NOVERSER	81.2		NOVEMBER	80.4	
DECEMBER	81.2		DECEMBER	80.4	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

- \*THE LAST FIGURE IS THE LATEST AVAILABLE
- \*\*REPRESENTS SINGLE DETACHED HOUSES ONLY
- \*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



4. / 2 0 11

# RESIDENTIAL CONSTRUCTION IN ALBERTA

MAY 1985

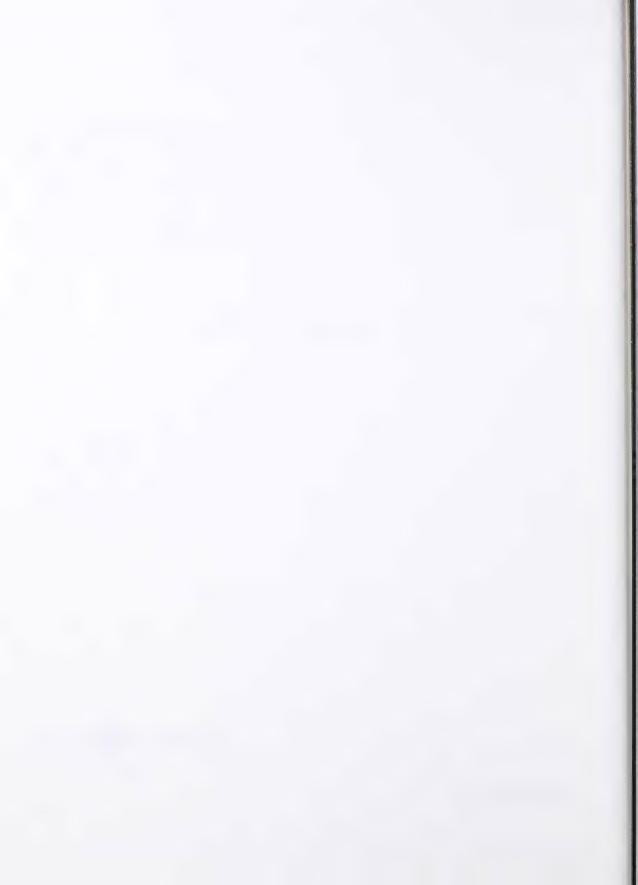




## RESIDENTIAL CONSTRUCTION IN ALBERTA

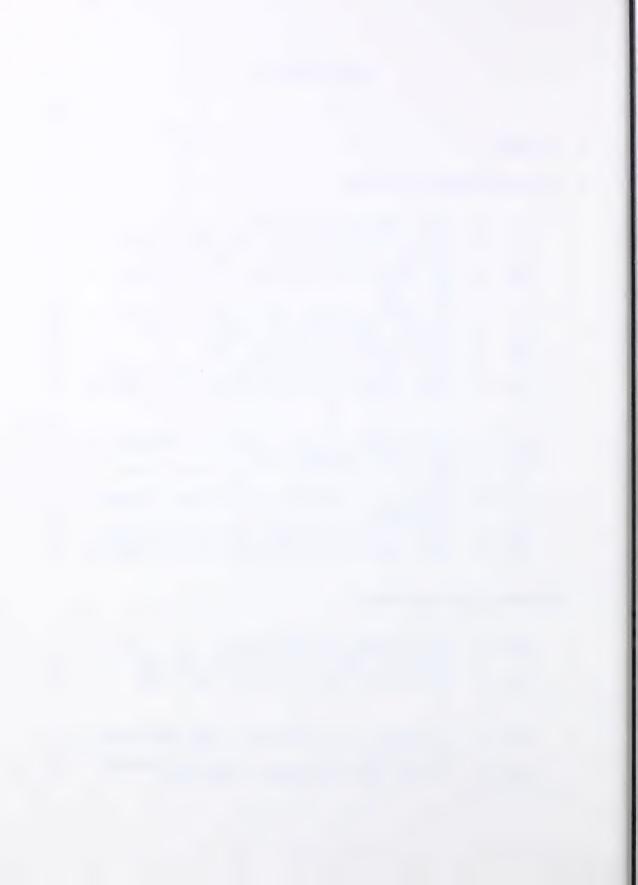
MAY 1985

ALBERTA DEPARTMENT OF HOUSING



#### TABLE OF CONTENTS

				Page
Α.	Highlights	<u>s</u>		1
В.	Residentia	al Co	nstruction Starts	
	Table	1:	Housing Starts by Type and Towns	3
	Table	2:	January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
	Table	3:	Total Housing Starts by Month: 1984 - 1985	7
	Table	4:	Total Single and Multiple Housing Starts by Month: 1984 - 1985	9
	Table	5:	Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1984 - 1985	11
	Table	6:	Quarterly Housing Starts in Alberta (All Areas)	13
	Table	7:	Housing Completions by Type and Towns	14
	Table	8:	Housing Under-Construction by Type and Towns	15
	Table Table	9: 10:	Starts, Completions and Under-Construction - Calgary Starts, Completions and Under-Construction - Edmonton	17 19
			* * *	
	Figure		Cumulative Housing Starts - Calgary and Edmonton	4
	Figure Figure		Total Number of Housing Starts Multiples as a Percentage of Total Starts - Urban Alberta	8
	Figure	4:	Multiples as a Percentage of Total Starts - Calgary and Edmonton	10
	Figure	5:	Cumulative Quarterly Housing Starts - Urban Areas	12
	Figure Figure	6:	Starts, Completions and Under-Construction - Calgary Starts, Completions and Under-Construction - Edmonton	16 18
			13.41 Bornette	
C.	Residentia	al Bu	ilding Permits	
	Table	11:	Building Permits by Type and Towns	21
	Table	12:	January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	23
	Table	13:	Total Building Permits by Month: 1984 - 1985	<b>2</b> 5
			* * *	
	Figure	8:	Total Number of Building Permits Issued Each Month - Urban Alberta	20
	Figure Figure		Cumulative Building Permits - Calgary and Edmonton Cumulative Building Permits - Urban Alberta	22 24



		Page
0.	Newly Completed and Unoccupied Dwellings	
	Table 14: Newly Completed and Unoccupied Dwellings by Month -	27
	Table 15: Newly Completed and Unoccupied Dwellings by Month - Calgary	29
	* * *	
	Figure 11: Newly Completed and Unoccupied Dwellings - Edmonton Figure 12: Newly Completed and Unoccupied Dwellings - Calgary	26 28
Ε.	Multiple Listings Service (M.L.S.)	
	Table 16: Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	31
	Table 17: Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	33
	* * *	
	Figure 13: Listings and Sales - Edmonton Figure 14: Listings and Sales - Calgary Figure 15: Average Sales Prices - Calgary and Edmonton	30 32 34
F.	New Housing Price Indexes	
	Table 18: New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	36
	* * *	
	Figure 16: New Housing Price Indexes in Calgary and Edmonton	35



#### Highlights

#### Urban Alberta

- O Housing starts in May increased again to 493 units from the previous month, but still 29% lower than the same period 1984.
- o Total starts to date decreased 31% to 1,531 units from 2,208 for 1984.
  Multiples declined 63% while singles dropped 27%.
- ° Camrose, Fort McMurray and Lloydminster continued to be the only centres recording increases in housing starts for the first 5 months of this year.
- Ounits under construction in May increased to 1,753 of which 25% or 434 were apartment units.
- ° The number of building permits issued in Urban Alberta decreased to 586 units in May, down 3% from 602 in May of 1984.

#### Calgary

- ° Calgary's starts amounted to 202 units (all single family) last month, a jump of 166% from the month before, but down 34% compared to May of 1984.
- o Total starts for the year decreased 27% to 535 units from 737 for 1984.
  Only 5 multiples were started for the first five months of this year.
  Single family starts decreased 24% over last year.
- Housing under construction increased to 574 units (35 apartments, 539 singles) from 473 the month before. Inventory of newly completed and unoccupied housing continued to trend downwards to 305 units from 358 in April.



- ° Building permits fell to 202 units (all single family housing) in May, a 14% decreased from 235 the month before.
- The resale housing market continued to be very active last month as indicated by the ratio of sales to listings which reached .64 and the 80% increase in sales over May 1984.
- ° The average resale house price decreased slightly to \$81,195 from \$81,537 last month. The new house price index remained at 82.1 in April.

#### Edmonton

- Edmonton's housing starts fell 34% from the same month 1984 to 184 units, all of which were single family homes.
- ° Total starts for the year declined 40% compared to the same period 1984 due entirely to decreases in single family starts.
- O Housing under construction increased 5% from the month before to 812 units. However, inventory of newly completed units decreased slightly to 262 while the rate of absorption remained fairly steady at 37%.
- ° In the resale market, the number of houses sold rose 39% to 876 units over the same month last year.
- o The average selling price increased to \$74,698 last month, a 4% increased from the month before. The new house price index remained at 78.6 in April after three consecutive months of decline.

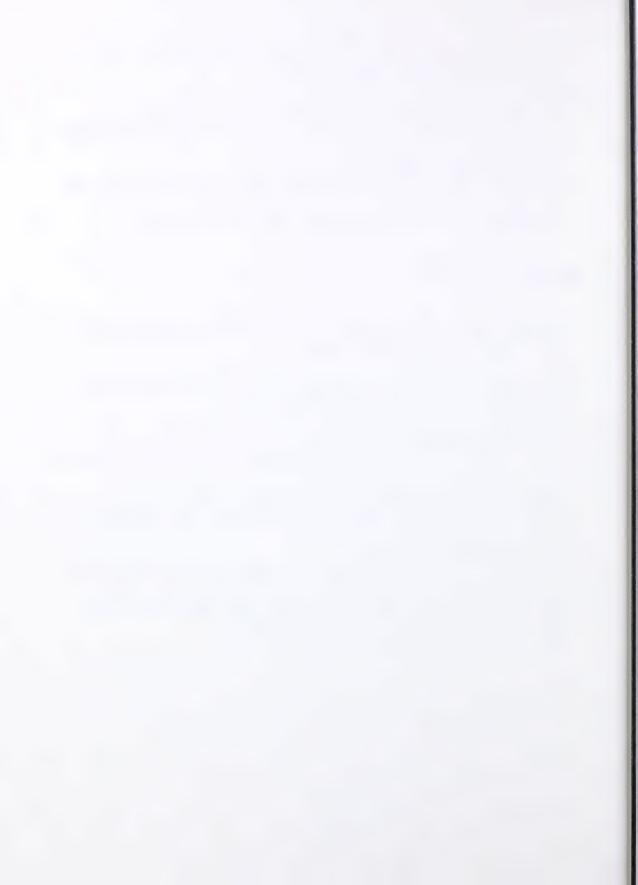


TABLE 1

MAY-85

HOUSING STARTS BY TYPE

URBAN ALBERTA

CALGARY     202     0     0       CAMKOSE     5     0     0       EDMONTON M.A.     185     0     0       EDMONTON M.A.     30     0     0       EDMONTON M.A.     30     0     0       GENHT MCMURKAY     30     0     0       LEDVC     0     0     0       LEDVC     114     0     0       LETHBRIDGE     114     0     0       LEOYDMINSTER(ALTA. PART)     2     0     0       MEDICINE HAT     3     0     0       RED DEER     19     0     0       SPRUCE GROVE     1     0     0	CITY	SINGLES	SEMIS	KOW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
5 185 30 17 0 0 14 2 3 19 0 19	ALGARY	202	0	0	0	202	
185 30 17 0 0 14 2 3 19 0	AMROSE'	5	0	0	0	5	150
30 17 0 14 2 3 19 0 1	UMONTON M.A.	185	0	0	0	185	-34
17 0 0 0 14 0 2 0 3 3 0 19 0	OHT MCMURKAY	30	0	0	0	30	275
14 0 2 0 3 3 0 19 0	HANDE PRAIRIE	17	0	0	0	17	143
14 0 2 0 3 0 19 0	EDUC	0	0	0	0	0	_100
2 3 19 0 1 1	ETHBRIDGE	14	0	0	5	19	_30
3 19 0 1 0	LOYDMINSTER(ALTA. PART)	2	0	0	0	2	_85
19 0 1 0	EDICINE HAT	3	0	0	0	3	_73
1 0	ED DEER	19	0	10	0	29	_3
	PRUCE GROVE	1	0	0	0	1	98_
<b>TOTAL</b> $478$ 0 10 5	OTAL	478	0	10	5	493	_29

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

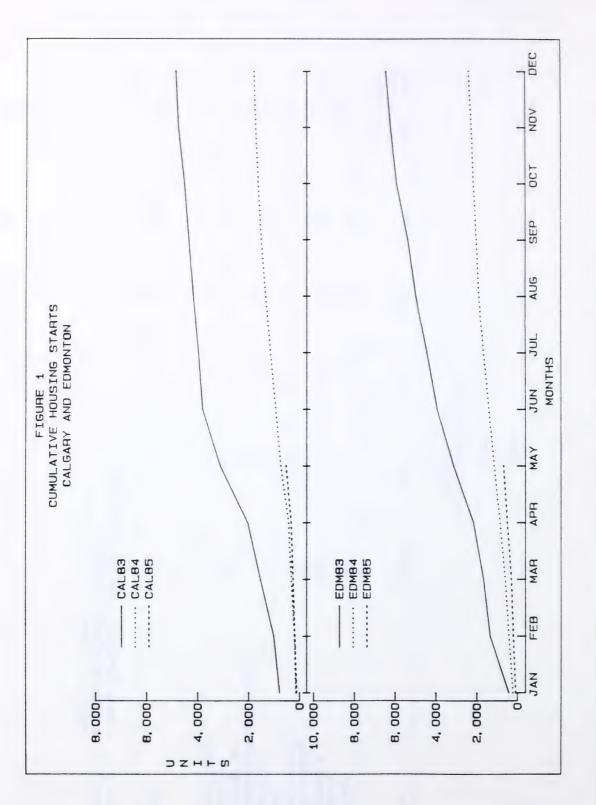


TABLE 2

MAY-85

COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR JANUARY TO DATE HOUSING STARTS

CITY		SIN	SINGLES	SEI	SEMIS	R	ROW		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
		1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	
CALGARY		695	530	2	0	04	5	0	0	737	535	_27
CAMROSE		2	10	0	0	0	0	0	0	5	10	100
EDMONTON M.A.		976	653	12	0	146	0	0	28	1134	681	04_
FORT MCMURRAY		25	70	0	0	0	0	0	0	25	70	180
GRANDE PRAIRIE		30	34	#	0	0	0	0	0	34	34	0
LEDUC		œ	7	0	0	0	0	0	0	80	7	_13
LETHBRIDGE		77	31	10	#	0	0	0	6	87	1111	64_
LOYDMINSTER(ALTA. PA!	RT)	21	35	0	0	8	0	0	25	29	09	107
MEDICINE HAT		37	11	2	0	0	0	0	0	39	11	_72
RED DEER		99	51	0	2	11	16	#	0	81	69	_15
SPRUCE GROVE		29	10	0	0	0	0	0	0	29	10	99_
TOTAL	-	1969	1442	30	9	205	21	⇉	62	2208	1531	_31
PERCENT CHANGE BY TYPE	Sec.		_27		_80		-90		1450		_31	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

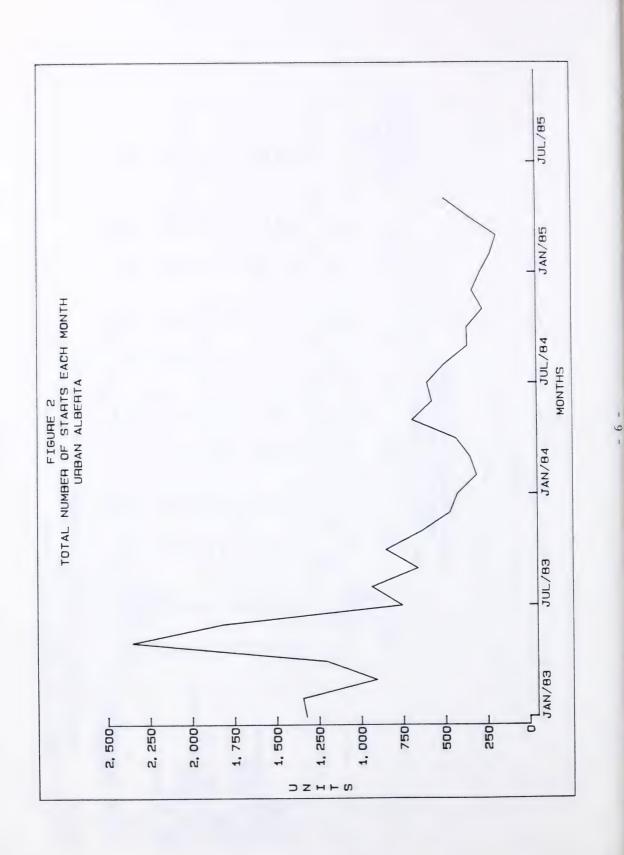


TABLE 3

MONTHLY HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

	1984	1985	PERCENT CHANGE
	1304	1900	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311	222	-29
MARCH	349	187	-46
APRIL	432	347	-20
MAY	691	493	-29
JUNE	574		
JULY	602		
AUGUST	499		
SEPTEMBER	361		
OCTOBER	364		
NOVEMBER	270		
D&CEMBER	332		
TOTAL	5210	1531	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

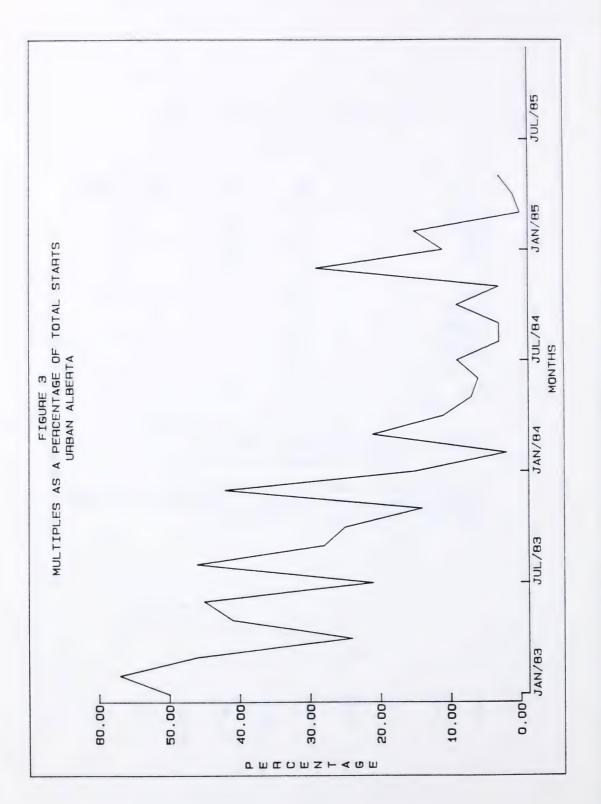


TABLE 4

#### SINGLE AND MULTIPLE HOUSING STARTS IN URBAN\* ALBERTA

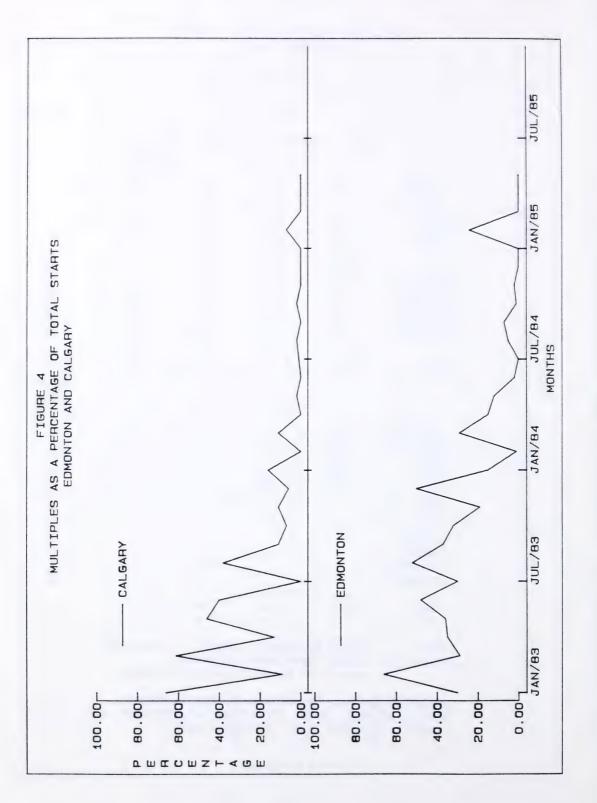
1984-1985

1984

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
		1985		
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE				·
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
2202.2211				
TOTAL	1531	1442	89	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



D EDMONTON
AND
CALGARY
IN
STARTS
HOUSING
MULTIPLE
AND
SINGLE

TOTAL   SINGLES   MULTI AS A   TOTAL   SINGLES   MULTI AS A   TOTAL   SINGLES   MULTI AS A   TOTAL   TOTAL   SINGLES   MULTI AS A   TOTAL   SINGLES   MULTI AND	TOTAL SINGLES   MOLTI   MOLTI AS A   TOTAL SINGLES   MULTI   MULTI AS A   TOTAL   SINGLES   MULTI   MULTI AS A   TOTAL   SINGLES   MULTI   MULTI AS A   TOTAL   SINGLES   MULTI   MULTI AS A   TOTAL   SINGLES   MULTI   MARCH   TOTAL   TOTAL   SO   TOTAL   SO   TOTAL   SO   TOTAL   SO   TOTAL   SO   TOTAL   SO   TOTAL   TOTAL   SO   TOTAL	TOTAL SINGLES   MULTI AS A   TOTAL SINGLES   TOTAL SINGLES   MULTI AS A   TOTAL SINGLES   TOTAL SING			THEOREM	•						
HAT	HATE   142   119   23   16   JANUJANY   220   188   32   18   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   18	HAT         142         119         23         16         JANUARY         220         188           ARY         57         50         0         PERRUARY         204         202           105         105         10         0         ARTH         203         203           306         301         5         2         ARTH         258         245           202         202         202         203         203         245         245           306         301         5         2         ARTH         258         249         245           307         203         207         2         0         JUNE         268         264         264           307         113         4         2         101         39         246         119         249         249           408         113         4         2         101         3         119         119         119         119         119         119         249         249         249         249         244         201         201         201         201         201         201         201         201         201         201		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF
MARY   127   113   14   11   MARCH   173   122   51   110   110   MARCH   173   122   51   110   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105   105	Name	MARY   ST   ST   ST   ST   ST   ST   ST   S	JANUARY	142	119	23	16	JANUARY	220	188	32	15
1127   113   14	127   113   14   11   MARCH   173   122   51     105   105   0   0   0   MARTL   128   219   34     202   202   202   0   0   0   MARTL   258   219   34     203   204   207   2   0   0   0   0   0     203   204   2   0   0   0   0   0     204   207   2   2   2   2   2   2   2     208   207   2   2   2   2   2   2   2     208   207   2   2   2   2   2   2   2     208   207   2   2   2   2   2   2   2     208   207   2   2   2   2   2   2     208   207   2   2   2   2   2   2     208   208   2   2   2   2   2     208   208   2   2   2   2     209   2   2   2   2   2     209   2   2   2   2   2     209   2   2   2   2     200   2   2   2   2     200   2   2   2   2     200   2   2   2   2     200   2   2   2     200   2   2   2     200   2   2   2     200   2   2   2     200   2   2   2     200   2   2   2     200   2   2   2     200   2   2   2     200   2   2   2     200   2   2     200   2   2   2     200   2   2   2     200   2   2   2     200   2   2     200   2   2   2     200   2   2   2     200   2   2   2     200   2   2   2     200   2   2   2     200   2   2     200   2   2   2     200   2   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200   2   2     200	127   113   14   11   MARCH   173   122   139   130   140   110   MARCH   173   122   130   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   140   14	FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	2
105   105   105   0	105   105   0	105   105   105   0   0   APPLL   258   219     208	MARCH	127	113	14	11	MARCH	173	122	51	29
306   301   5   2   MAY   219   245   34     202   202   202   0   0   0   0   0	306   301   5   2   MAY   279   245   34     202   202   202   0   0   0   0   0	306   301   5   2   MAY   279   245     202   202   0   0   0   0   0   MAK   257     203   204   2   1   0   0   0   0   0   0     203   204   2   1   0   0   0   0   0     204   205   202   0   0   0   0   0     205   205   205   205   205   205     205   205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   205     205   205   205   205   20	APKIL	105	105	0	0	APRIL	258	219	39	15
202   202   202   203   204   4     203   204   205   1   2040   255   257   209     203   194   4   2   2040   205   257   209   12     304   112   118   4   2   3   0   0   0   0     304   113   115   4   3   0   0   0   0   0     405   113   115   4   3   0   0   0   0   0     405   113   115   4   3   0   0   0   0     405   102   102   0   0   0   0   0   0     405   103   105   103   103   103   103   103   103     405   103   1751   52   3   7074L   2384   2197   187     405   108   5   7   REBRUARY   116   88   28     405   108   109   0   0   0   0     405   108   109   109   109   109     405   108   109   109   109   109     405   109   109   109   109   109     405   109   109   109   109   109     405   109   109   109   109   109     405   109   109   109   109   109     405   109   109   109   109   109     405   109   109   109   109   109     405   109   109   109   109   109     405   109   109   109   109   109     405   109   109   109   109   109     405   109   109   109   109   109     405   109   109   109   109   109     405   109   109   109   109   109     405   109   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109   109     405   109   109   109     405   109   109   109     405   109   109   109	202   202   0   0   JUNE   258   254   4     203   207   2   1   JUNE   257   257   0     204   2   1   JUNE   257   257   257   257   257     205   207   2   1   JUNE   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   257   25	ST         202         202         203         204WE         26B         26H           ST         209         207         2         1         JULKY         25T	MAY	306	301	5	2	MAY	279	245	34	12
TARRY         209         207         257         257         0           WABER         192         188         4         2         AUGUST         251         259         12           WABER         172         188         4         2         AUGUST         221         209         12           BER         119         1         1         4         3         OCTOBER         149         2           BBER         102         0         0         0         DECEMBER         101         99         2           BBER         102         0         0         DECEMBER         129         129         2           ABER         102         0         DECEMBER         129         187         187           ARRY         73         68         5         7         EEBRUARY         116         88         28           ARRY         76         0         0         AANURE         90         90         0           AMBER         5         7         EEBRUARY         185         185         8           SER         4         4         4         4         4         4         6	192   209   207   2   1   JULY   257   257   0     209   207   2   148	T         209         207         2         1 JULY         257         257         257           MABER         192         188         4         2         AUGUST         221         209           MABER         172         188         4         3         OCTOBER         128         119           BER         102         102         0         0         NOVEMBER         101         99           MBER         70         70         0         0         DECEMBER         129         129           CALCARY         52         3         TOTAL         2384         2197         11           VAR         118         118         0         0         DECEMBER         129         129           ARRY         73         68         5         7         FEBRUARY         90         90           YAR         76         0         0         AMACH         90         90           ARRY         5         7         FEBRUARY         116         88           YAR         66         66         0         0         AMACH         90         90           YAR         7         7	JUNE	202	202	0	0	JUNE	268	264	#	1
SF         192         188         4         2         ANGUST         221         209         12           WABER         172         172         0         0         SEPTEMBER         28         19         9           WABER         102         105         0         0         NOVEMBER         104         144         2           HBER         70         0         0         0         NOVEMBER         101         99         2           HBER         70         0         0         0         NOVEMBER         129         129         0           CALGARY         52         3         TOTAL         2384         2197         187           MAR         18         118         0         0         ANUARRY         90         90         0           JABRA         66         66         0         0         AMACH         90         90         0           JABRA         76         66         66         0         AMACH         185         185         18           SST         88         6         6         0         0         AMACH         90         90         0	SET         192         188         4         2         ANGUST         221         209         12           MER         172         172         172         0         0         SEPTEMBER         178         119         9           MER         102         103         0         0         0         179         199         2           MER         102         102         0         0         0         0         179         199         2           MER         102         103         0         0         0         0         187         187         187         187           CALGARY         18         18         185         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         188         188         188         1	SET         192         188         4         2         AUGUST         221         209           SMBER         172         172         0         0         SEPTRMBER         128         119           BERR         102         102         0         0         0         OCTOMER         146         144           BERR         102         102         0         0         DECEMBER         129         129           BERR         70         70         0         0         DECEMBER         129         129           ST         1803         1751         52         3         TOTAL         2384         2197         11           ARY         18         18         0         0         DECEMBER         2197         11           ARY         18         18         0         0         JANUARY         90         90           ARY         18         5         7         FEBRUARY         16         88         90           ARY         18         5         7         FEBRUARY         185         185           ABERR         202         202         0         0         APARILL         200 <td>JULY</td> <td>209</td> <td>207</td> <td>2</td> <td>1</td> <td>JULY</td> <td>257</td> <td>257</td> <td>0</td> <td>0</td>	JULY	209	207	2	1	JULY	257	257	0	0
WABER         172         172         0         0         SEPTEMBER         128         119         9           BER         115         4         3         OCTOBER         146         144         2           BER         102         0         0         0         DECEMBER         129         129         2           MBER         70         70         0         0         DECEMBER         129         129         2           ARY         18         15         52         3         TOTAL         2384         2197         187           ARY         18         0         0         JANUARY         90         90         0           ARY         18         0         0         ARRIAL         18         28         28           YA         66         66         0         0         ARRIAL         90         90         0           YA         16         6         0         0         ARRIAL         185         185         0           YA         16         0         0         ARRIAL         185         185         0           YA         16         6         0 <td>WABER         172         172         0         SEPTEMBBER         128         119         9           BERK         119         115         4         3         OCTOBBER         126         144         2           BERK         102         102         0         NOVEBBER         101         99         2           GBER         170         0         0         DECEMBER         129         129         2           LEBAR         1751         52         3         TOTAL         2384         2197         187           LEBAR         186         186         3         TOTAL         2384         2197         187           ARE         186         5         3         TOTAL         2384         2197         187           ARE         188         188         28         28         28         28         28           ARE         5         0         0         ARELL         90         90         0           ARE         66         66         0         0         ARELL         200         200         0           ST         76         66         66         0         0         <t< td=""><td>WABER         172         172         0         0         SEPTEMBER         128         119           BEK         119         115         4         3         OCTOBER         146         144           BER         102         0         0         0         0         144         146         144           BER         102         0         0         0         0         129         129         129           WABER         70         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7<td>AUGUST</td><td>192</td><td>188</td><td>#</td><td>2</td><td>AUGUST</td><td>221</td><td>209</td><td>12</td><td>5</td></td></t<></td>	WABER         172         172         0         SEPTEMBBER         128         119         9           BERK         119         115         4         3         OCTOBBER         126         144         2           BERK         102         102         0         NOVEBBER         101         99         2           GBER         170         0         0         DECEMBER         129         129         2           LEBAR         1751         52         3         TOTAL         2384         2197         187           LEBAR         186         186         3         TOTAL         2384         2197         187           ARE         186         5         3         TOTAL         2384         2197         187           ARE         188         188         28         28         28         28         28           ARE         5         0         0         ARELL         90         90         0           ARE         66         66         0         0         ARELL         200         200         0           ST         76         66         66         0         0 <t< td=""><td>WABER         172         172         0         0         SEPTEMBER         128         119           BEK         119         115         4         3         OCTOBER         146         144           BER         102         0         0         0         0         144         146         144           BER         102         0         0         0         0         129         129         129           WABER         70         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7<td>AUGUST</td><td>192</td><td>188</td><td>#</td><td>2</td><td>AUGUST</td><td>221</td><td>209</td><td>12</td><td>5</td></td></t<>	WABER         172         172         0         0         SEPTEMBER         128         119           BEK         119         115         4         3         OCTOBER         146         144           BER         102         0         0         0         0         144         146         144           BER         102         0         0         0         0         129         129         129           WABER         70         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7         7 <td>AUGUST</td> <td>192</td> <td>188</td> <td>#</td> <td>2</td> <td>AUGUST</td> <td>221</td> <td>209</td> <td>12</td> <td>5</td>	AUGUST	192	188	#	2	AUGUST	221	209	12	5
BER         119         115         4         3         OCTOBER         146         144         2           MBER         102         102         0         NOVEMBER         101         99         2           MBER         102         102         0         DECEMBER         101         99         2           MBER         1751         52         3         TOTAL         2384         2197         187           ARY         118         118         0         0         JANUARY         90         90         0           ARY         73         68         5         7         FEBRUARY         116         88         28           C         76         0         0         JANUARY         90         90         0           C         76         6         0         0         ARRCH         90         90         0           C         76         0         0         ARRCH         90         90         0           C         76         0         0         ARRCH         90         90         0           SST         3         3         3         3         3	BEK         119         115         4         3         OCTOBER         144         2           MBER         102         102         102         0         NOVEMBER         101         99         2           MBER         102         102         0         0         DECEMBER         101         99         2           MBCR         180         1751         52         3         TOTAL         2384         2197         187           ARX         18         18         2         3         TOTAL         2384         2197         187           ARX         18         18         2         3         TOTAL         30         90         0           ARX         73         68         65         6         0         ARACH         90         90         0           7         76         0         ARACH         90         90         0         0           101         16         18         18         18         2         101           202         202         0         0         ARACH         90         90         0           208         3         2         3	BEK         119         115         4         3         OCTOBER         144         99           MBER         102         0         0         NOVEMBER         101         99           MBER         102         0         0         DECEMBER         101         99           MBER         1803         1751         52         3         TOTAL         2384         2197         1           MARY         118         118         0         0         JANUARY         90         90           MARY         73         68         5         7         FEBRUARY         116         88           YARY         76         0         0         JANUARY         90         90           YARY         76         0         0         MARCH         90         90           SAFER         76         0         0         MARCH         90         90           MBER         185         185         185         185           SABABER         530         5         TOTAL         681         653           SASS         530         5         TOTAL         681         653           SER	SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	6	7
HBER         102         102         0         NOVEMBER         101         99         2           MBER         70         70         0         0         DECEMBER         101         99         2           MBER         70         70         0         DECEMBER         129         129         0           L         1803         1751         52         3         TOTAL         2384         2197         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         187         188         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28	MOVEMBER   102   102   00   00   NOVEMBER   101   999   2	HBER         102         102         0         NOVEMBER         101         99           MBER         70         70         0         0         NOVEMBER         101         99           MBER         70         0         0         DECEMBER         129         129           L         1803         1751         52         3         TOTAL         2384         2197         1           MARY         18         18         0         0         JANUARY         90         90           JARY         73         68         5         7         FEBRUARY         116         88           JARY         73         68         5         7         FEBRUARY         90         90           JARY         73         68         6         0         ARRITI         90         90           JARY         76         0         ARRITI         200         200         200         200           MARCH         90         0         ARRITI         185         185           SMBER         88         400         90         90         90         90           STATAL         ARGUST         ARGUST <td>OCTOBER</td> <td>119</td> <td>115</td> <td>#</td> <td>3</td> <td>OCTOBER</td> <td>146</td> <td>144</td> <td>2</td> <td>H</td>	OCTOBER	119	115	#	3	OCTOBER	146	144	2	H
Figure   F	HBER   70   70   0   0   DECEMBER   129   129   0	MBER         70         70         0         0         DECEMBER         129         129           MARY         118         52         3         TOTAL         2384         2197         1           MARY         118         0         0         JANUARY         90         90         90           MARY         13         68         5         7         FEBRUARY         116         88           MARY         16         6         0         0         APRILL         200         90           MARER         3         7         FEBRUARY         185         185         185           ST         76         6         0         0         APRILL         200         90           MARCH         90         90         90         90         90         90           ST         76         76         APRILL         200         200           MARCH         90         90         90         90           MARCH         90         90         90         90           ST         AMACH         185         185           JULY         ARCUSST         185         185	NOVEMBER	102	102	0	0	NOVEMBER	101	66	2	2
Total   Total   S2   3   Total   2384   2197   187   187   187   187   187   187   187   187   187   187   187   187   187   187   188   288   28   28   28   28   28	Total   Tota	Total   Tota	DECEMBER	70	70	0	0	DECEMBER	129	129	0	0
Total   Tota	L         1963         1751         52         3         TOTAL         2384         2197         187           HZ         CALGARY         1985         EDMONTON (METRO)           HZ         118         0         0         JANUARY         90         90         0           JAKZ         13         68         5         7         FEBRUARY         116         88         28         28           JAKZ         13         68         5         7         FEBRUARY         90         90         0         0         0         APRILL         200         200         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0	TOTAL   1997   1997   1997   1998   TOTAL   2384   2197   1998   TOTAL   2394   2197   1998   TOTAL   2394   2197   1998   TOTAL   2394   2197   1998   TOTAL   2396   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290   290		!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	1 1	1 1 1 1	1 1 6 1		1 1		1 1 1	1 1 1 1 1
ARY         118         0         0         JANUARY         90         90         0           JARY         73         68         5         7         FEBRUARY         116         88         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28	HRY         118         0         0         JANUARY         90         90         0           JARY         13         68         5         7         FEBRUARY         116         88         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28	HRY         118         118         0         0         JANUARY         90         90           JARY         73         68         5         7         FEBRUARY         116         88           JARY         73         68         5         7         FEBRUARY         116         88           JARY         76         66         0         0         APRIL         200         200           COTO         76         0         0         APRIL         200         200           ST         ABRIL         200         APRIL         200         200           ST         ANDIC         ANDIC         ANDIC         ANDIC           SER         AUGUST         SEPTEMBER         AUGUST         AUGUST           SER         AUGUST         SEPTEMBER         SEPTEMBER         AUGUST           SER         AUGUST         SEPTEMBER         SEPTEMBER         AUGUST           SER         SS         530         S         TOTAL         681         653           SER         ALBEHTA DEPARTMENT OF HOUSING         CORPOBER         AUGUST         SE         SE	TOTAL	1803	1751	52	3	TOTAL	2384	2197	187	8
4RY         118         118         0         0         JANUARY         90         90         0           JARY         73         68         5         7         FEBRUARY         116         88         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28	4RY         118         118         0         0         JANUARY         90         90         0           JARY         73         68         5         7         FEBRUARY         116         88         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28	4RY         118         118         0         0         JANUARY         90         90           JARY         73         68         5         7         FEBRUARY         116         88           4         66         6         0         0         AARCH         90         90         90           7         76         0         0         AARCH         90         90         90         90           8         76         0         0         AARCH         200         200         200         200         200           8T         ABRILL         202         0         0         AARILL         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         2			CALGA	Σλ	5	985	EDMON	TON (METRO)		
JARY         73         68         5         7         FEBRUARY         116         88         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28	JARY         73         68         5         7         FEBRUARY         116         88         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         29         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90         90	JARY         73         68         5         7         FEBRUARY         116         88           4         66         66         6         0         0         APRIL         200         200           5         76         0         0         0         APRIL         200         200           5         202         202         0         0         APRIL         200         200           5         70 NE         MAY         185         185         185           JULY         AUGUST         SEPTEMBER         SEPTEMBER         SEPTEMBER           90         AUGUST         SEPTEMBER         SEPTEMBER           90         AUGUST         SEPTEMBER         SEPTEMBER           90         AUGUST         SEPTEMBER         SEPTEMBER           90         AUGUST         SEPTEMBER         SEPTEMBER           10         SS         SS         SS         SS           10         SS         SS         TOTAL         681         653           10         SS         SS         TOTAL         681         653           10         SS         SS         TOTAL         681         653<	JANUARY	118	118	0	0	JANUARY	90	06	0	0
4         66         66         6         0         0         MARCH         90         90         90         0           7         76         0         0         0         APRIL         200         200         0           30         30         0         0         MAY         185         185         0           51         30         30         30         30         30         30         30         30           52         53         53         53         53         53         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30	H         66         68         0         0         MARCH         90         90         0           T         76         0         0         0         APRIL         200         200         0           ST         302         202         0         0         MAY         185         185         0           ST         JULY         AUGUST         SEPTEMBER         AUGUST         SEPTEMBER         AUGUST           SWBER         0         0         0         MAY         185         185         0           SWBER         3         3         3         3         3         3         3         3           SS         530         5         5         7         7         6         8         0         0           SS         5         5         3         4         6         6         6         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0 <td>## 66 66 0 0 MARCH 90 90  To 76 76 0 0 0 APRIL 200 200  To 76 76 0 0 0 APRIL 200 200  To 76 76 0 0 0 APRIL 200 200  To 76 76 0 0 0 APRIL 200 200  To 76 76 0 0 0 APRIL 200 200  To 76 76 76 76 76 76 76 76 76 76 76 76 76</td> <td>FEBRUARY</td> <td>73</td> <td>89</td> <td>2</td> <td>7</td> <td>FEBRUARY</td> <td>116</td> <td>88</td> <td>28</td> <td>24</td>	## 66 66 0 0 MARCH 90 90  To 76 76 0 0 0 APRIL 200 200  To 76 76 0 0 0 APRIL 200 200  To 76 76 0 0 0 APRIL 200 200  To 76 76 0 0 0 APRIL 200 200  To 76 76 0 0 0 APRIL 200 200  To 76 76 76 76 76 76 76 76 76 76 76 76 76	FEBRUARY	73	89	2	7	FEBRUARY	116	88	28	24
C         76         76         0         0         APRIL         200         200         0           SOZ         202         0         0         MAY         185         185         0           JUNE           JULY           SWBER           SWBER         AUGUST         SEPTEMBER           SEPTEMBER         OCTOBER         NOVEMBER           NOVEMBER         DECEMBER         DECEMBER           L         535         530         S           TOTAL         681         653         28           CANADA MORTGAGE AND HOUSING CORPORATION         ACRITATION	C         76         76         76         0         0         APRIL         200         200         0           ST         JUNE         JUNE         185         185         0         0           ST         JUNE         JUNE         AUGUST         SEPTEMBER         SEPTEMBER         OCTOBER           BER         NOVEMBER         NOVEMBER         NOVEMBER         NOVEMBER         NOVEMBER           GBER         SS         530         5         TOTAL         681         653         28           SE         CANADA MORTGAGE AND HOUSING CORPOHATION         TOTAL         681         653         28           SE         CANADA MORTGAGE AND HOUSING         CORPOHATION         TOTAL         681         653         28	Te   Te   Te   Te   Te   Te   Te   Te	MARCH	99	99	0	0	MARCH	90	90	0	0
ST 502 202 0 0 MAY 185 185 0  JUNE JULY ST AUGUST SEPTEMBER 9ER 4BER 4BER 4BER 4BER 4BER 535 530 5 TOTAL 681 653 28  SECANADA MORTGAGE AND HOUSING CORPORATION	ST 502 202 0 0 0 MAY 185 185 0 0 0 JUNE JULY 5T 4UGUST SEPTEMBER 9ER NOVEMBER 105 CANADA MORTGAGE AND HOUSING CORPOHATION 14EED BY: ALBERTA DEPARTMENT OF HOUSING	ST 502 202 0 0 MAY 185 185  JUNE JULY ST AUGUST SMBER BER ABER ABER ABER ABER ABER ABER AB	APRIL	16	16	0	0	APRIL	200	200	0	0
ST AUGUST  SWBER  SWBER  SWBER  SEPTEMBER  SEPTEMBER  OCTOBER  NOVEMBER  DECEMBER  1. 535 530 5 TOTAL 681 653	ST AUGUST SWBER BER BER AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER  1. 535 530 5 TOTAL 681 653 SEPTEMBER OCTOBER NOVEMBER DECEMBER DECEMBER TOTAL 681 653 SEPTEMBER DECEMBER DECEMBER TOTAL 681 653	ST SWBER SWBER BER AUGUST SEPTEMBER SEPTEMBER OCTOBER NOVEMBER DECEMBER TOTAL 681 653 682 683	MAY	202	202	0	0	MAY	185	185	0	0
ST AUGUST SERBER BER BER WHER WHER WHER  L 535 530 5 TOTAL  AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER  TOTAL 681 653	ST AUGUST SEPTEMBER BER BER HBER HBER HBER  NOVEMBER DECEMBER  L 535 530 5 TOTAL 681 653  SE CANADA MORTGAGE AND HOUSING CORPORATION ARED BY: ALBERTA DEPARTMENT OF HOUSING	ST AUGUST SEPTEMBER BER WHER WHER WHER  L 535 530 5 TOTAL 681 653  TOTAL 682 653	JUNE					JUNE				
AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER TOTAL 681 653	AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER DECEMBER TOTAL 681 653 AUBERTA DEPARTMENT OF HOUSING	AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER TOTAL 681 653 653 654 655	JULY					JULY				
SEPTEMBER OCTOBER NOVEMBER DECEMBER  TOTAL 681 653	SEPTEMBER OCTOBER NOVEMBER DECEMBER DECEMBER TOTAL 681 653 ALBERTA DEPARTMENT OF HOUSING	SEPTEMBER OCTOBER NOVEMBER DECEMBER DECEMBER TOTAL 681 653 ALBEKTA DEPARTMENT OF HOUSING	AUGUST					AUGUST				
OCTOBER NOVEMBER DECEMBER DECEMBER TOTAL 681 653	OCTOBER NOVEMBER DECEMBER DECEMBER  535 530 5 TOTAL 681 653 ALBEHTA DEPARTMENT OF HOUSING	S35 530 5 TOTAL GRIDGE AND HOUSING CORPORATION  ALBERTA DEPARTMENT OF HOUSING	SEPTEMBER					SEPTEMBER				
S35 530 S TOTAL 681 653	S35 530 5 TOTAL 681 653  CANADA MORTGAGE AND HOUSING CORPOHATION ALBERTA DEPARTMENT OF HOUSING	S35 530 5 TOTAL 681 653  ALBERTA DEPARTMENT OF HOUSING	OCTOBER					OCTOBER				
535 530 5 TOTAL 681 653  CANADA MORTGAGE AND HOUSING CORPORATION	535 530 5 TOTAL 681 653  CANADA MORTGAGE AND HOUSING CORPORATION  ALBERTA DEPARTMENT OF HOUSING	535 530 5 TOTAL 681 653 CANADA MORTGAGE AND HOUSING CORPORATION ALBERTA DEPARTMENT OF HOUSING	NOVEMBER					NOVEMBER				
535 530 5 TOTAL 681 653 CANADA MORTGAGE AND HOUSING CORPORATION	535 530 5 TOTAL 681 653  CANADA MORTGAGE AND HOUSING CORPORATION ALBERTA DEPARTMENT OF HOUSING	535 530 5 TOTAL 681 653 CANADA MORTGAGE AND HOUSING CORPORATION ALBERTA DEPARTMENT OF HOUSING	DECEMBER					DECEMBER				
			TOTAL	535	530	5	!	TOTAL	681	653	28	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					1	
		ALBERTA DE	SOURCE:		MORTGAGE A	NISTOH ANI	G CORPORATION					

. 11 -

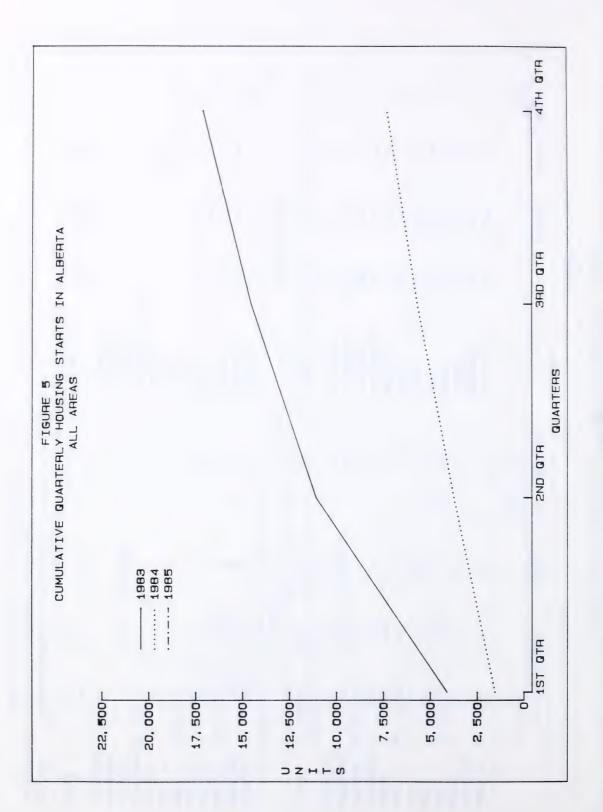


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA ALL AKEAS

1984 - 1985

PERCENT	11	
1985	873	RPORATION
1984	1548 2186 1947 1614 	CANADA MORTGAGE AND HOUSING CORPORATION ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH
	FIRST QUARTER SECOND QUARTER THIRD QUARTER FOURTH QUARTER TOTAL	SOURCE: CANADA MORTGAGE AND HOUSING CC PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS F

TABLE 7

MAY-85

## HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

CITY	SINGLES	SFWIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MIH LAST YEAR
CALGARY CAMROSE	101	0	0 0	0 0	101	-64 100
EDMONTON M.A.	141	0 0	0 0	0 0 :	141	-57
FORT MCMURKAY GRANDE PRAIRIE	æ 40	00	0 0	0 0	æ 5	004
LETHBRIDGE.	<b>၁</b> x	0 #	00	0	0 17	100
LLOYDMINSTER(ALTA, PART) MEDICINE HAT	ထပ	00	00	30	38	245
REU DEER SPRUCE GROVE	ာဇာ	000	000	000	3 0 0	57 50
TOTAL	286	# !	0	35	325	_52

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 8

MAY-85

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	539	0	0	35	574	67
EDMONTON M.A.	478	0 0	n 9	65 270	71	2267 _64
FORT MCMURRAY	55	0	0	0	55	358
GRANDE PRAIRIE	27	0	0	0	27	29
LEDUC	5	0	0	0	5	_93
LETHBRIDGE	841	₽	0	6	61	_61
LLOYDMINSTER(ALTA. PART)	19	0	0	25	†ı †ı	100
MEDICINE HAT	14	0	0	30	titi	_58
RED DEER	38	2	16	0	56	_85
SPRUCE GROVE	#	0	0	0	#	09_
TOTAL	1233	9	80	434	1753	_63

SOUNCE: CANADA MONTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1984	
	STARTS		UNDER-CONSTRUCTION
JANUARY	142	184	2386
FEBRUARY	57	217	222
MARCH	127	441	191
<i>APĀIL</i>	105	119	171
MAY	306	280	173
JUIVE	202	218	171
JULY	209	738	124:
AUGUST	192	282	114
SEPTEMBER	172	288	100
UCTUBLK	119	172	95
NOVEMBER	102	247	75
DECEMBER	70	130	69
		1985	
JANUARY	118	115	70:
FLBRUARY	73	277	49
MARCH	66	101	46.
APRIL	76	65	47
MAY	202	101	57
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1984	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	2845
FLBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	805
		1985	
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	812
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DEC'EMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

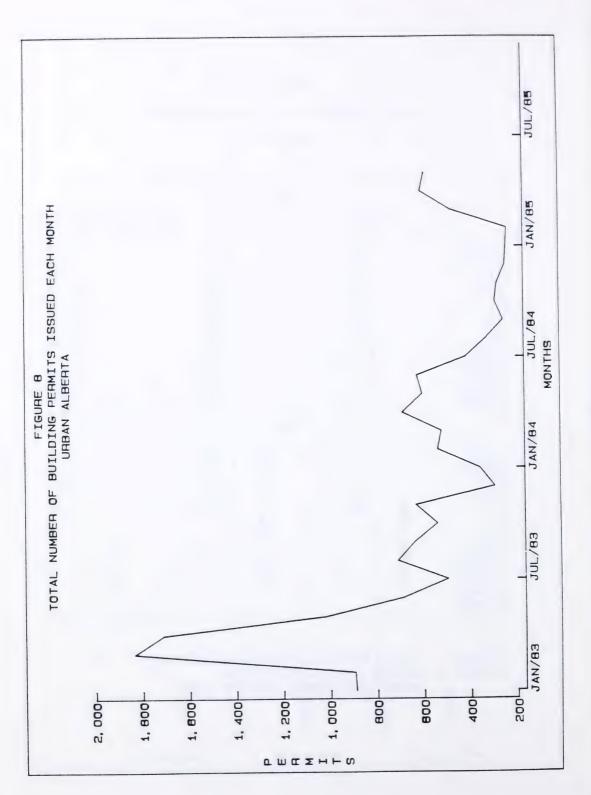


TABLE 11

MAY-85

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEEK SPHUCE GROVE	202 2 2 8 37 8 17 17 18 7	00#000000	00 00 00 00 00	0000000000	202 233 37 8 8 17 17 18	25 19 25 19 64 250 250 56
TOTAL	579	#	3	0	586	6

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

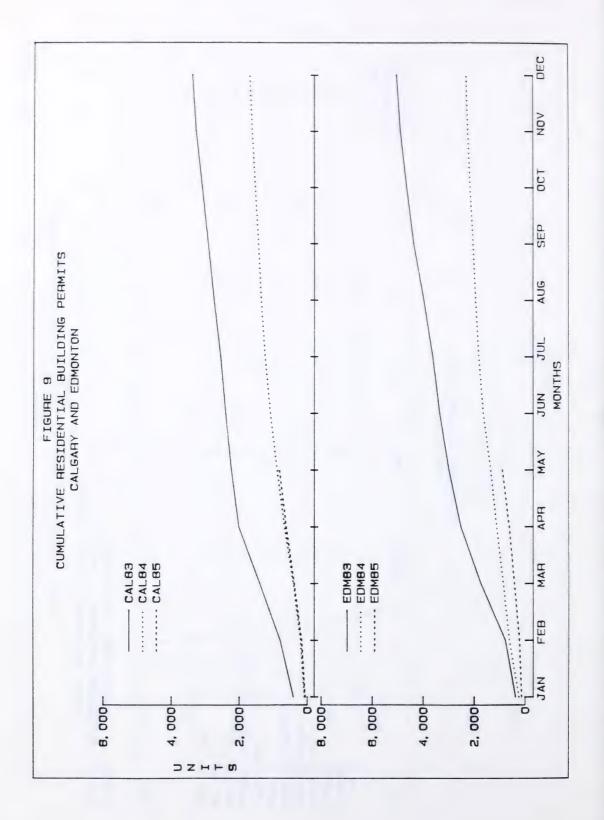


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOU IN THE PREVIOUS YEAR

	CA	CALGARY	CAM	CAMROSE	EDMONTON (METRO)		FORT MCMURRAY	RAY	GRAND PRAIRIE	ND RIE	LEDUC		<i>утнв к</i> .	LETHBRIDGE LLOYDMIN.	LLOYDMIN. ALTA.PART	IIN.	MEDICINE	INE	RED 1	DEER	SPI	SPRUCE
	1984	1984 1985 1984 1985	1984	1985	1984	1985		1985	1984 1985 1984 1985	1985	1984 1985	1985	1984 1985	1985	1984	1985 1984 1985 1984	984 1	985 1		1985	1984	1985
JANUARY	85	65	0	2	239	139	1	3	1	5	-	2	11	5	3	15	2	0	12	2	3	1
FEBRUARY	196	168	0	2	622	228	#	17	3	8	2	3	25	7	8	26	10	2	20	11	5	2
MARCH	402	383	2	#	855	419	10	33	80	16	2	7	50	15	20	33	23	5	35	31	6	2
APKIL	670	618	17	6	1118	623	15	67	17	34	3	6	112	37	32	82	33	10	62	59	24	9
MAY	888	820	21	11	1350	968	75	104	27	42	7	14	133	54	43	100	35	17	96	74	30	80
JUNE	1087		23		1642		92		43		7		161		92		42		106		34	
JULY	1245		26		1815		111		50		80		175		115		43		114		42	
AUGUST	1360		30		1934		129		99		11		186		145		50		123		47	
SEPTEMBER	1442		31		2034		137		62		11		194		147		84		132		50	
OCTOBER	1534		35		2161		150		69		11		200		169		89		142		52	
NOVEMBER	1629		39		2246		162		74		12		202		235		46		145		52	
DECEMBER	1701		107		2309		163		11		13		210		250		96		152		99	
PERCENT CHANGE	ANGE	œ		84		_34		39	1	56	1 1 2	100		59		133	1 1 1	51		_23		_73
YEAR 1984 1985	JAN 358 239	PEB 895 474		MAR 1416 951	APR 2103 1554	MAY 2705 2140	JUN 3329		JUL 3744	TOTAL AUG 4071	SEP 4324		0CT 4612	NON 10884	1 1	DEC 5134	PERCENT _21	1 1	CHANGE	1	1 1 1 1	

SOURCE: ALBERTA BUREAU OF STATISTICS
PHEPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

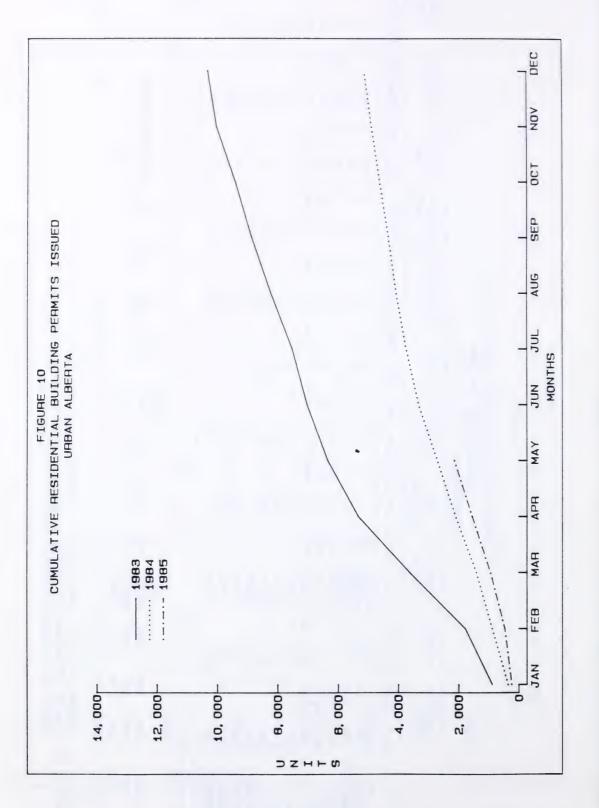


TABLE 13

## MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED IN URBAN\* ALBERTA (NUMBER OF UNITS) 1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	235	<b>-</b> 56
MARCH	521	477	-8
APRIL	687	603	12
MAY	602	586	-3
JUNE	624		
JULY	415		
AUGUSI	327		
SEPTEMBER	253		
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	2140	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEEK, AND SPRUCE GROVE

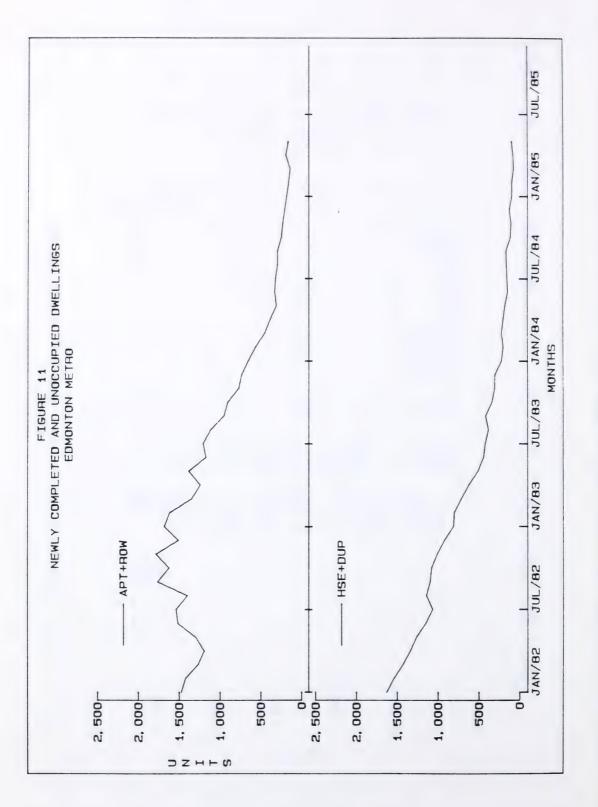


TABLE 14

### NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**		COMPLETIONS	ABSORP. PERCENT
		19	184		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER	199 218 199 177 143 151	567	766 674 588 490 475 474	425 448 216 491 327 398 295 325 552	40 42 31 50 46 47 38 43
OCTOBER NOVEMBER DECEMBER	110 102 123	233 209	360 335 332	414 195 395	59 40 55
JANUARY FEBRUARY MARCH APKIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	93 72 78 97	184 161 143 195 165		122 95 87 222 141	39 32 37 38 37

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

TABLE 15

CALGARY

NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

		APARTMENTS AND ROWHOUSES**		COMPLETIONS	ABSORP. PERCENT
		19	84		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	513 420 371 318 315 323 327 304 198 178	543 468 413	1533 1331 1237 1038 945 1118 992 847 666	184 217 441 119 280 218 738 282 288 172 247	12 21 33 15 32 25 34 29 34 35 35 25
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	132 108 103 87		434		30 41 28 20 34

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

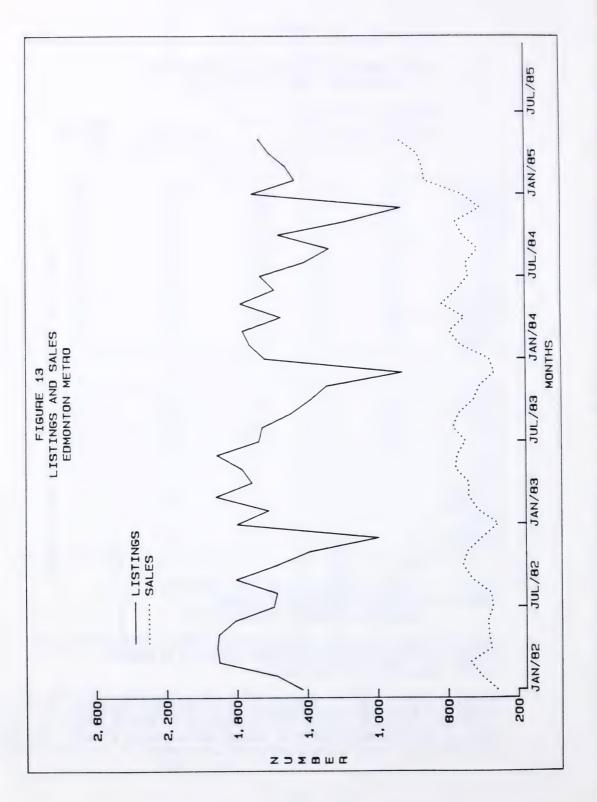


TABLE 16

RESIDENTIAL LISTINGS, SALES AND PRICE

#### EDMONTON

		1984		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBLR	1270	422	.33	79004
OCTOBLA	1557	510	•33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
		1985		
JANUARY	1707	514	.30	<b>7</b> 5769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

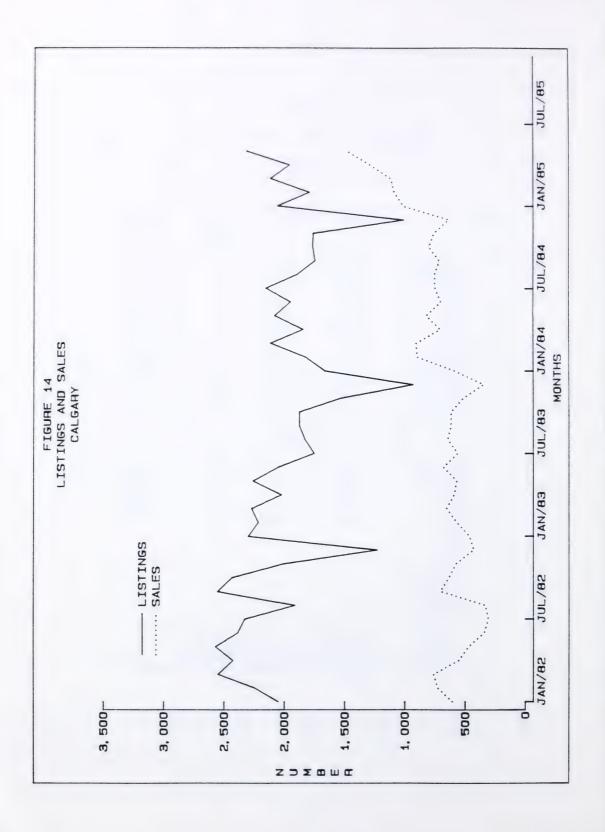


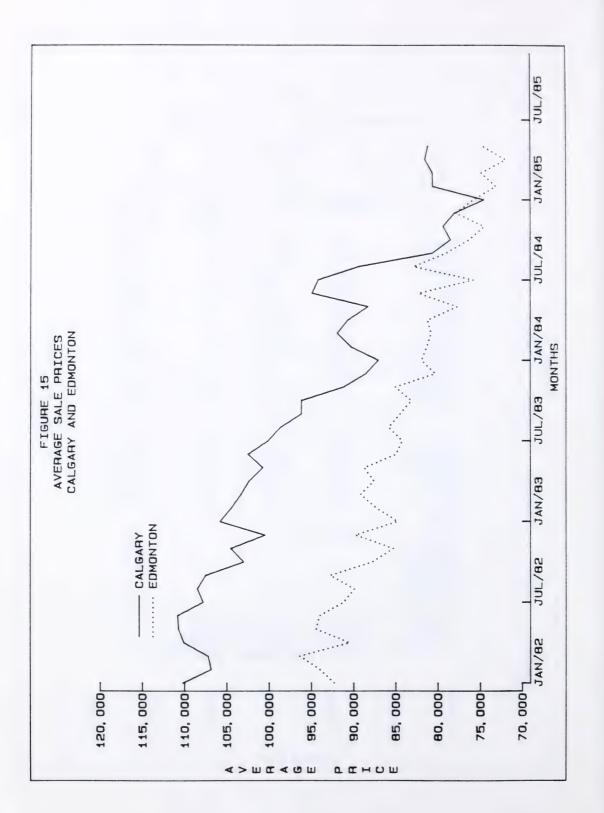
TABLE 17

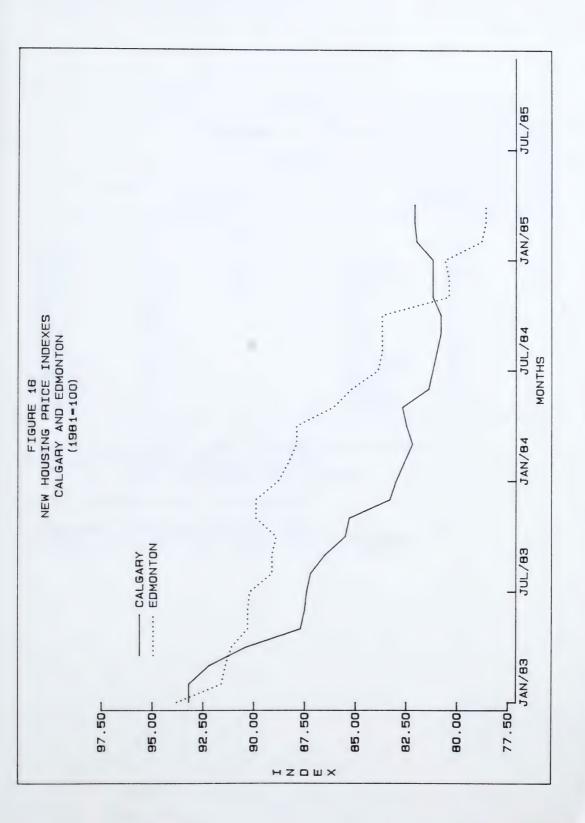
RESIDENTIAL LISTINGS, SALES AND PRICE

### CALGARY

		1984		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY	1666 1825 2113 1845 2079 1950 2152	589 898 905 706 821 700 747	.35 .49 .43 .38 .39 .36	87088 90341 91949 90697 88295 94930 94185
AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	1895 1746 1765 1760 1007	751 713 799 758 633	.40 .41 .45 .43 .63	89342 80638 78503 79370 78030
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SLPTEMBER OCTOBLR NOVEMBER DECEMBER	2054 1792 2114 1957 2311	1011 1087 1114 1286 1475	.49 .61 .53 .66	74550 80635 80658 81537 81195

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH





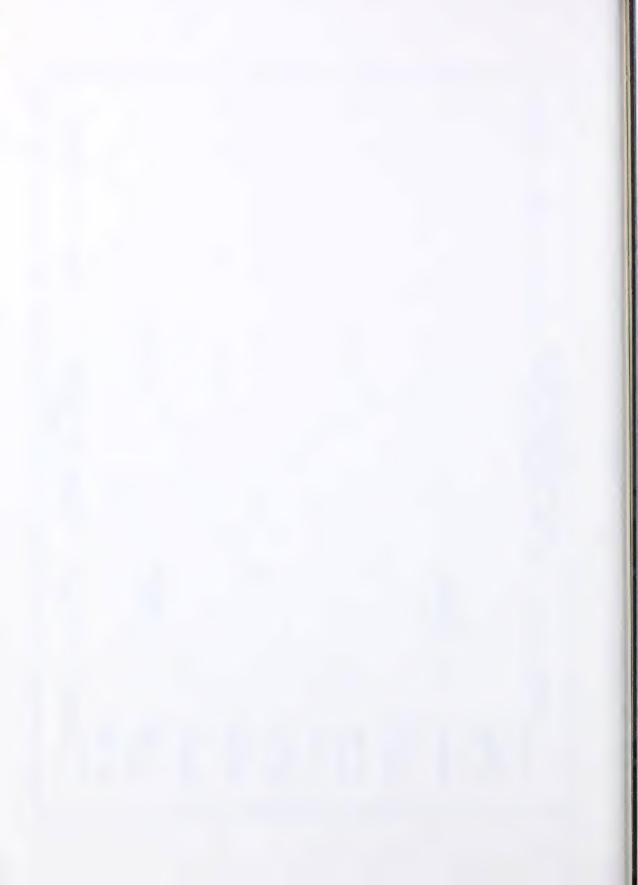


TABLE 18

NEW HOUSING PRICE INDICES\*

#### 1981=100

	CA	ALGARY**	EDM	ONTON***	
	1984	1985		1984	1985
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER	83.0 82.6 82.2 82.5 82.7 81.4 81.2 81.0 80.8 80.8	81.2 82.0 82.1 82.1	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	88.8 88.3 87.9 87.9 86.1 85.2 83.9 83.7 83.7 83.7	80.6 78.8 78.6 78.6

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

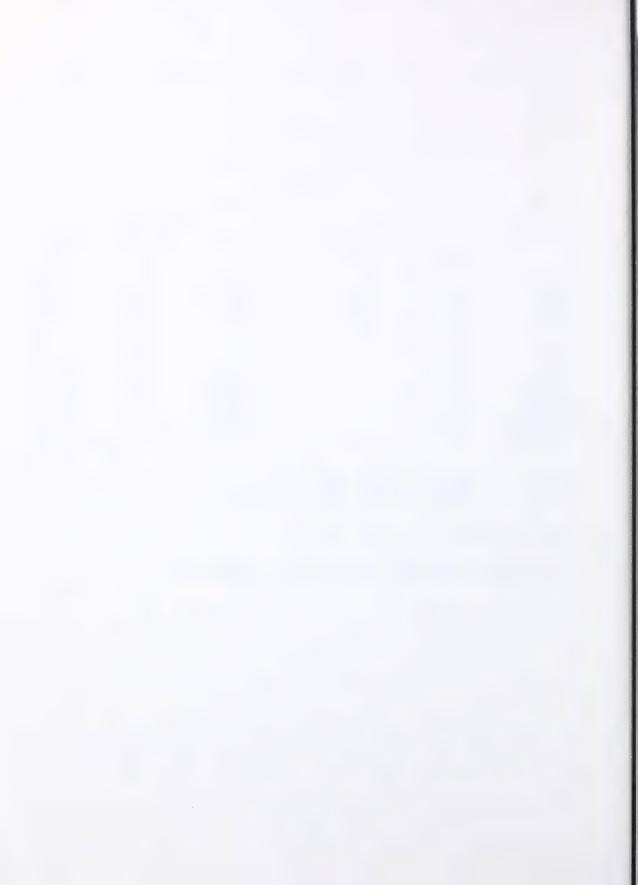
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup>THE LAST FIGURE IS THE LATEST AVAILABLE

<sup>\*\*</sup>REPRESENTS SINGLE DETACHED HOUSES ONLY

<sup>\*\*\*</sup>REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



4.15//

AUG 1 2 1985

# RESIDENTIAL CONSTRUCTION IN ALBERTA

JUNE 1985





### RESIDENTIAL CONSTRUCTION IN ALBERTA

JUNE 1985

ALBERTA DEPARTMENT OF HOUSING

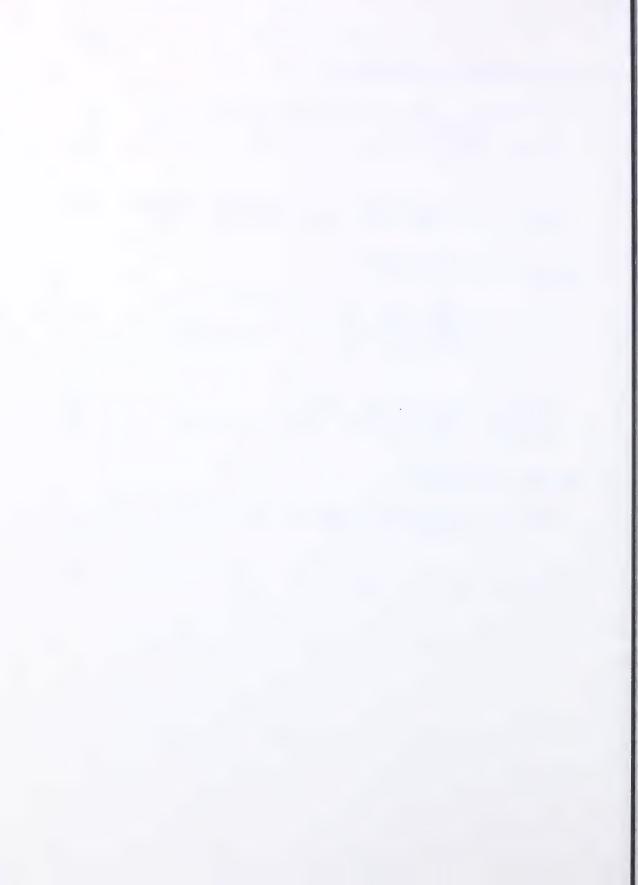


### TABLE OF CONTENTS

				Page
١.	Highlight	s		1
3.	Pacidanti	al Co	nstruction Starts	
•	Residencia	ai co	instruction starts	
	Table	1:	Housing Starts by Type and Towns	3
	Table	2:	January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
	Table	3:	Total Housing Starts by Month: 1984 - 1985	7
	Table	4:	Total Single and Multiple Housing Starts by Month:	0
	Table	5:	1984 - 1985 Total Single and Multiple Housing Starts in Calgary	9
	10016	٥.	and Edmonton by Month: 1984 - 1985	11
	Table	6:	Quarterly Housing Starts in Alberta (All Areas)	13
	Table	7:	Housing Completions by Type and Towns	14
	Table	8:	Housing Under-Construction by Type and Towns	15
	Table	9:	Starts, Completions and Under-Construction - Calgary	17
	Table	10:	Starts, Completions and Under-Construction - Edmonton	19
			* * *	
	Figure	1:	Cumulative Housing Starts - Calgary and Edmonton	4
	Figure	2:	Total Number of Housing Starts	6
	Figure	3:	Multiples as a Percentage of Total Starts - Urban	
			Alberta	8
	Figure	4:	Multiples as a Percentage of Total Starts - Calgary	10
	Figure	5:	and Edmonton Cumulative Quarterly Housing Starts - Urban Areas	10 12
	Figure	-	Starts, Completions and Under-Construction - Calgary	16
	Figure		Starts, Completions and Under-Construction - Edmonton	18
	Residenti	al Bu	ilding Permits	
	7-11-		Deildies Deseite by Tone and Tours	01
	Table Table	11: 12:	Building Permits by Type and Towns January to Date Building Permits by Type and Towns,	21
	lable	12:	Compared With Same Period in the Previous Year	23
	Table	13:	Total Building Permits by Month: 1984 - 1985	25
			* * *	
	Figure	8:	Total Number of Building Permits Issued Each Month -	
	3		Urban Alberta	20
	Figure		Cumulative Building Permits - Calgary and Edmonton	22
	Figure	10:	Cumulative Building Permits - Urban Alberta	24



		Pag
ewly Comp	pleted and Unoccupied Dwellings	
Table	14: Newly Completed and Unoccupied Dwellings by Mon Edmonton	th <b>-</b> 27
Table	15: Newly Completed and Unoccupied Dwellings by Mon Calgary	
	* * *	
Figure Figure	3	
ultiple L	Listings Service (M.L.S.)	
Table	16: Residential Listings, Sales and Price by Month	
Table	Edmonton (1984 - 1985) 17: Residential Listings, Sales and Price by Month Calgary (1984 - 1985)	- 31 33
	* * *	
Figure Figure Figure	14: Listings and Sales - Calgary	30 32 34
ew Housir	ng Price Indexes	
Table	18: New Housing Price Indexes in Calgary and Edmont by Month: 1984 - 1985	on 36
	* * * *	00
Figure	16: New Housing Price Indexes in Calgary and Edmont	on 35



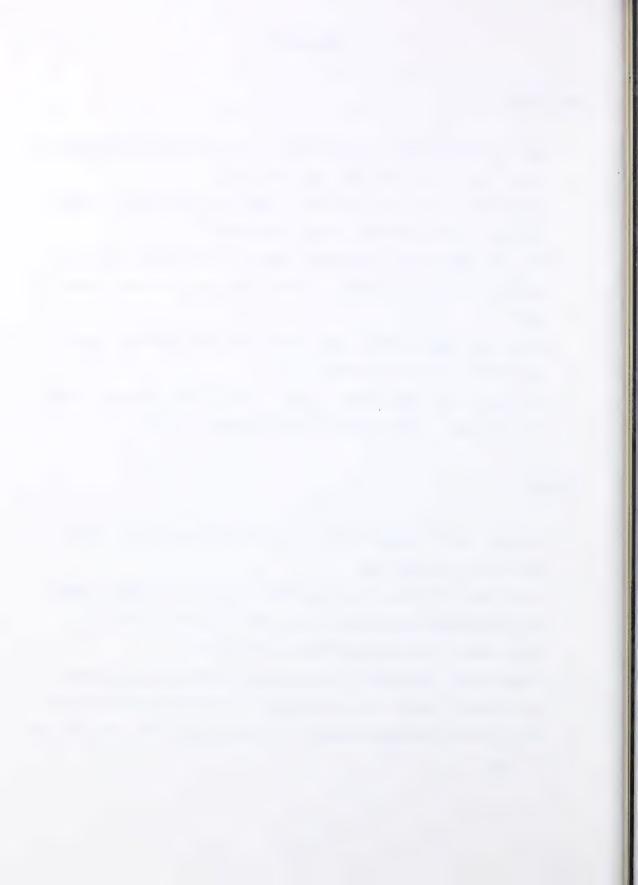
### **Highlights**

### Urban Alberta

- O Housing starts in June increased again to 558 units from the previous month, but still 3% lower than June 1984 levels.
- o Total starts to date decreased 25% to 2,089 units from 2,782 for 1984.
  Multiples declined 39% while singles dropped 23%.
- Only Fort McMurray and Lloydminster continued to be the only centres recording increases in housing starts for the first six months of this year.
- Onits under construction in June increased from last month to 1,994 of which 23% or 469 were apartment units.
- ° The number of building permits issued in Urban Alberta increased to 628 units in June, up 1% compared to the same month last year.

### Calgary

- ° Calgary's starts dropped to 152 units (all single family) last month, a 25% decline from June 1984.
- Only 5 multiples were started for the first six months of this year.
  Single family starts decreased 24% over last year.
- O Housing under construction increased again to 647 units (35 apartments, 612 singles) from 574 the month before, but inventory of newly completed and unoccupied housing continued to trend downwards to 250 units from 305 in May.



- Building permits increased to 226 units (all single family housing) in June, up 12% from the month before, and up 14% from the same month last year.
- The resale housing market continued to be extremely active so far this year exceeding the 1981 levels. Sales last month were 89% higher than in 1984. The ratio of sales to listings reached an all-time high to .67 last month.
- Despite the record sales, the average resale house price decreased slightly to \$80,730 from \$81,195 last month. However, the new house price index continued to show an upward trend to 82.5 in May.

### Edmonton

- Edmonton's housing starts increased 17% to 313 units in June, first time a year-to-year increase has been recorded in many months.
- ° Total starts for the year, however, declined 29% compared to the same period 1984 due entirely to decreases in single family starts.
- O Housing under construction increased 26% from the month before to 979 units. However, inventory of newly completed units decreased slightly to 255 while the rate of absorption remained fairly steady at 37%, compared to about 45% for all of last year.
- ° In the resale market, the number of houses sold rose 56% over the same month last year to 846 units.
- ° The average selling price increased to \$78,198 last month, a 5% increased from the month before. For the first time in many months, the new house price index showed a slight increase to 78.7 in May.



TABLE 1

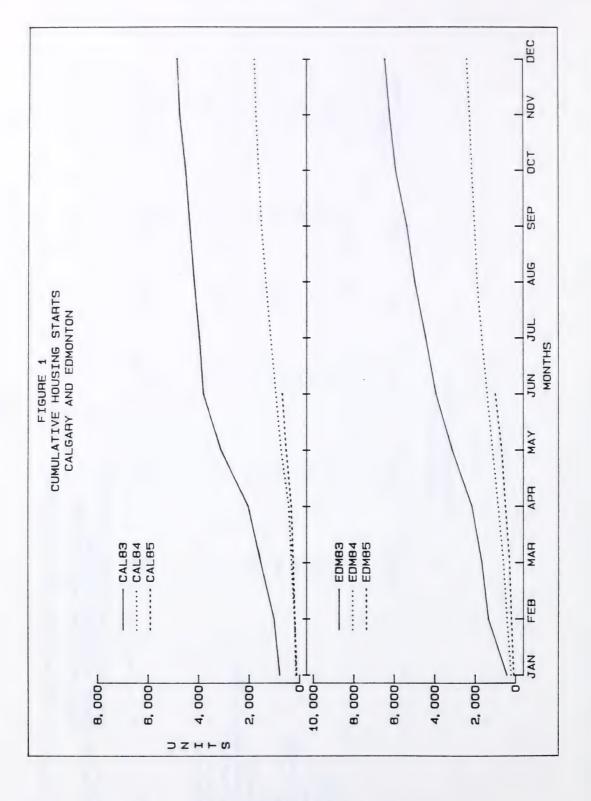
JUN-85

HOUSING STARTS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	152	0	0	0	152	_25
CAMROSE	0	0	0	0	0	_100
EDMONTON M.A.	245	16	21	31	313	17
FORT MCMURRAY	tyty	0	0	0	71 77	*
GRANDE PRAIRIE	N/A	N/A	A\X	N/A	A/N	N/A
LEDUC	2	0	0	0	5	25
LETHBRIDGE	12	#	0	#	20	0 0
LLOYDMINSTER(ALTA. PART)	3	0	0	0	3	19_
MEDICINE HAT	7	0	0	0	7	250
KED DEEK	11	0	0	0	11	19_
SPHUCE GROVE	က	0	0	0	8	_25
TOTAL	482	20	21	35	558	ا ع

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



JUN-85

COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR JANUARY TO DATE HOUSING STARTS

CITY		SIN	SINGLES	SE	SEMIS	R	ROW		APT	TC	roral	PERCENT CHANGE IN TOTAL STARTS
		1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	
CALGARY		897	682	2	0	04	5	0	0	939	687	_27
CAMROSE		7	10	0	0	0	0	12	0	19	10	747
EDMONTON M.A.		1240	888	16	16	146	21	0	59	1402	466	_29
FORT MCMURRAY		25	114	0	0	0	0	0	0	25	114	356
GRANDE PRAIRIE		71	34	9	0	0	0	0	0	50	34	_32
LEVUC		12	12	0	0	0	0	0	0	12	12	0
LETHBRIDGE		92	43	12	80	0	0	5	13	109	49	_μ1
LLOYDMINSTER(ALTA. PART)	PART)	30	38	0	0	80	0	0	25	38	63	99
MEDICINE HAT		39	18	2	0	0	0	0	0	41	18	_56
RED DEER		83	62	0	2	21	16	#	0	114	80	_30
SPRUCE GROVE		33	13	0	0	0	0	0	0	33	13	_61
TOTAL PERCENT CHANGE BY TYPE	YPE	2508	1924 -23	38	26 -32	215	42	21	97	2782	2089	_25

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

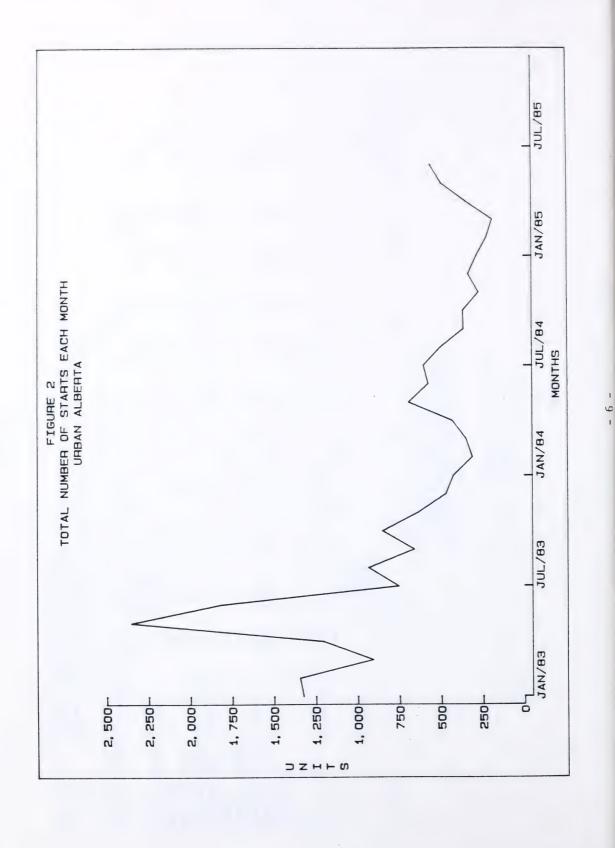


TABLE 3

MONTHLY HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	34
FEBRUARY	311	222	-29
MARCH	349	187	-46
APRIL	432	347	-20
MAY	691	493	-29
JUNE	574	558	-3
JULY	602		
AUGUST	499		
SEPTEMBER	361		
OCTOBER	364		
NOVEMBER	270		
DECEMBER	332		
TOTAL	5210	2089	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

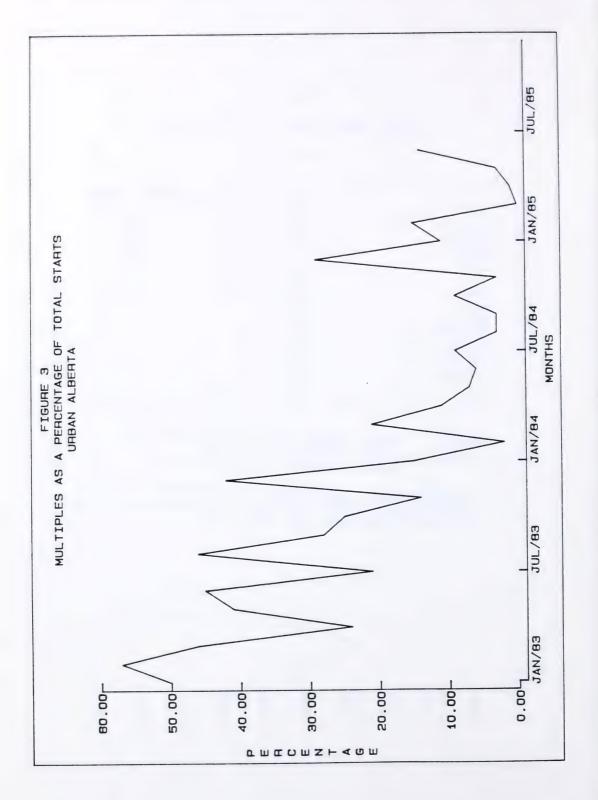


TABLE 4

# SINGLE AND MULTIPLE HOUSING STARTS IN UKBAN\* ALBERTA

TH VIDAN ADDRES

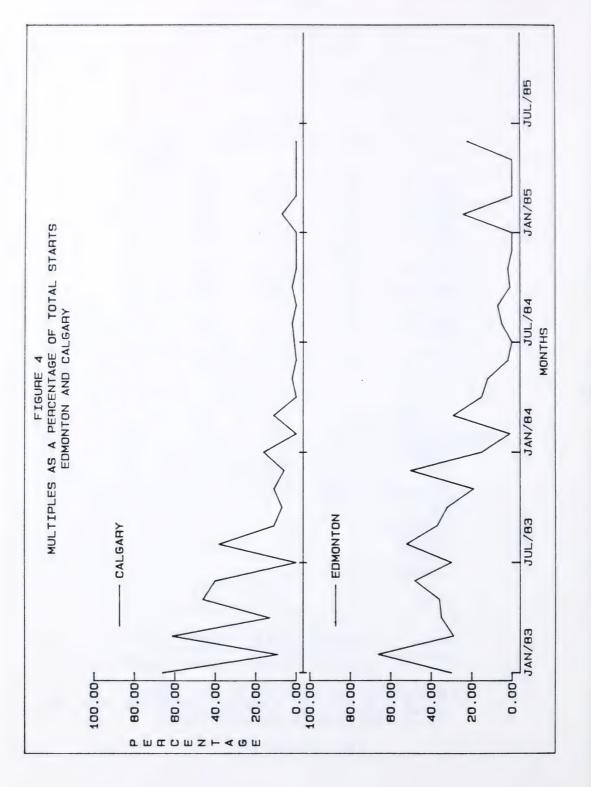
## 1984-1985

1984

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL				
	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTLMBEK	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
		1985		
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
DECEMBER				
TOTAL	2089	1924	165	
IUIAL	2009	1924	100	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON		
AND MULTIPLE HOUSING STARTS IN CALGARY	W.C. CONTROLL	
AND MULTIPLE HOUSING STARTS IN	A 87773	AND
AND MULTIPLE HOUSING STARTS	CALCADY	CALCARI
AND MULTIPLE HOUSING STAL	T. 87	NT
AND MULTIPLE HOUSI		CIUNIC
AND MULTIP	HOHETMA	DATCOOL
-	MITTELL	MODITERE
SINGLE	AMA	ANN
	CIMOIE	STINGER

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	142	119	23	16	JANUARY	220	188	32	15
FEBHUARY	57	57	0	0	FEBRUARY	204	202	2	? ←
MARCH	127	113	14	11	MARCH	173	122	51	29
APRIL	105	105	0	0	APRIL	258	219	39	15
MAY	306	301	5	2	MAY	279	245	34	12
JUNE	202	202	0	0	JUNE	268	264	#	+4
JULY	209	207	2	1	JULY	257	257	0	0
AUGUST	192	188	#	2	AUGUST	221	209	12	2
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	6	7
OCTOBER	119	115	<b>±</b>	3	OCTOBER	146	144	2	1
NOVEMBER	102	102	0	0	NOVEMBER	101	66	2	2
DECEMBER	70	70	0	0	DECEMBER	129	129	0	0
	1 1	1	* * * * * * * * * * * * * * * * * * * *	1 1 1		1 1	1 1 1		1 1 1
TOTAL	1803	1751	52	က	TOTAL	2384	2197	187	89
		CALGARY	ZZ.	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	1985	EDMON	EDMONTON(METRO)		1
JANUARY	118	118	0	0	JANUARY	06	06	0	0
FEBRUARY	73	68	5	7	FEBRUARY	116	88	28	24
MARCH	99	99	0	0	MARCH	90	90	0	0
APRIL	16	16	0	0	APRIL	200	200	0	0
MAY	202	202	0	0	MAY	185	185	0	0
JUNE	152	152	0	0	JUNE	313	245	68	22
JULY					JULY AUGUST				
SEPTEMBER OCTOBER NOVEMBER					SEPTEMBER OCTOBER NOVEMBER				
DECEMBER					DECEMBER			1	
TOTAL	687	682			TOTAL	166	868	96	

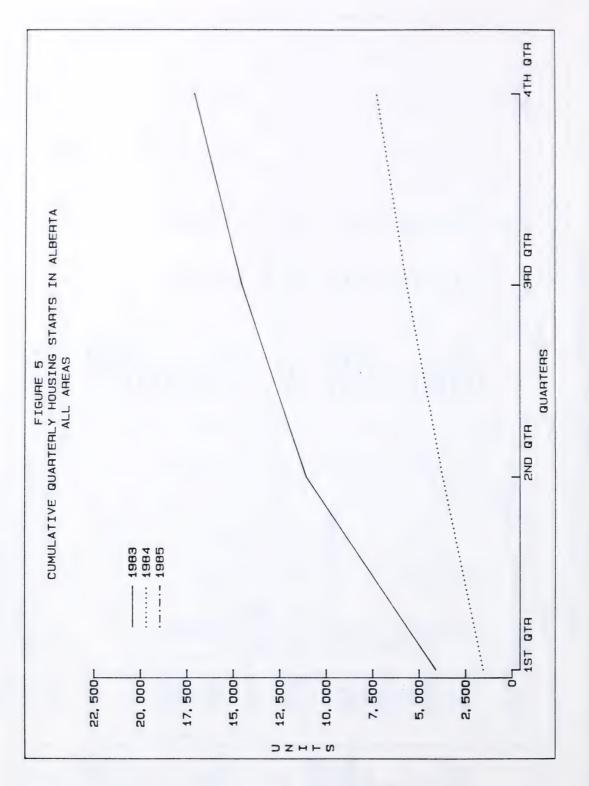


TABLE 6

# ADMINIST NO STARTS IN ALBERTA

FIRST QUARTER 1548 873  FIRST QUARTER 2186  THIRD QUARTER 1947  FOURTH QUARTER 1614  TOTAL 7295 873	1 1 2 8 6 1
1984 1 1548 2186 1947 1614 7295	100
1548 2186 1947 1614 7295	1
7295	1
	•

TABLE 7

JUN-85

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHINGE OVER SAME NI'H LAST YEAR
CALGARY CAMKOSE: EDMONON M.A. FORT MCMURRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT KED DEER SPRUCE GROVE	79 0 143 28 N/A N/A 13 13	0000 0000	0000 × 000 11100	0000 × 00000	79 143 28 8/A 8/A 5 5 2 2 2 2 2 3 3 0	100 100 64 N/A 400 195 193 100
TOTAL	275	0	11	0	286	_61

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

JUN-85

HOUSING UNDER-CONSTRUCTION BY TYPE

URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	612	0	0	35	L49	
CAMROSE	9	0	0	65	71	344
EDMONTON M.A.	577	16	8.5	301	979	-53
FORT MCMURRAY	71	0	0	0	71	492
GRANDE PRAIRIE	N/N	N/A	N/A	N/A	N/A	A\N
LEDUC	2	0	0	0	5	h6_
LETHBRIDGE	58	8	0	13	79	-43
LLOYDMINSTER(ALTA. PART)	20	0	0	25	45	61
MEDICINE HAT	18	0	0	30	84	41
RED DEER	35	2	2	0	42	-89
SPRUCE GROVE	7	0	0	0	7	_22
TOTAL	1409	26	06	694	1994	_56
				1 1 1 1 1 1 1		

SOURCE: CANADA MORTIGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1984	
	STARTS		UNDER-CONSTRUCTION
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	173
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698
		1985	
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	47:
MAY	202	101	57
JUNE	152	79	64
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 10 STARTS, COMPLETIONS AND UNDER-CONSTRUCTION EDMONTON

		1984	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DLCEMBER	129	395	805
		1985	
JANUARY	90	122	769
FLBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	979
JULY			
AUGUST			
SEPTEMBLK			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

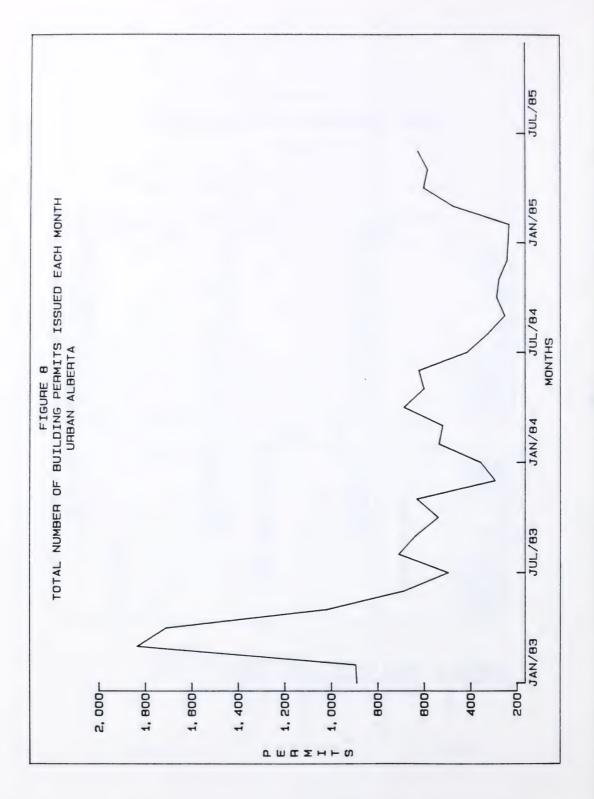


TABLE 11

JUN-85

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

		CTWIC	HOW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	226	0	0	0	226	14
CAMROSE	2	0	0	0	2	0
EUMONTON M.A.	230	<b>#</b>	32	0	266	6_
FORT MCMURRAY	33	0	0	0	33	46
GRANDE PHAIRIE	19	0	0	0	19	19
TEDUC	2	0	0	0	2	*
LETHBRIDGE	13	0	5	0	18	_36
LLOYDMINSTER(ALTA. PAKT)	24	0	0	7	31	_37
MEDICINE HAT	80	0	0	0	8	14
KED DEER	16	0	0	0	16	09
SPRUCE GROVE	7	0	0	0	7	75
TOTAL	580	#	37	7	628	1

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

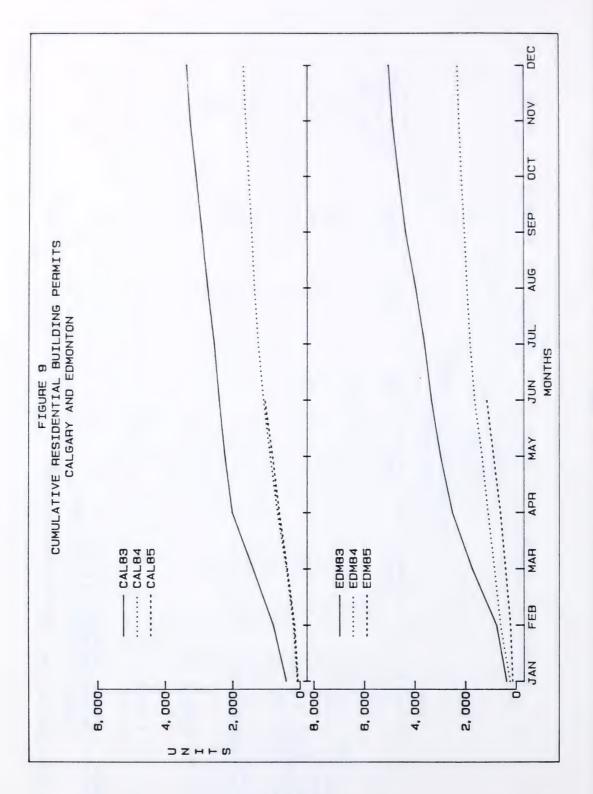


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

		1			(METRO)		MCMURRAY	RAY	PRAIRIE	RIE				ALTA. PART	ALTA. PART	PART)	HAT		201	DEER	20	SPRUCE
	1984	1985	1985 1984 1985		1984	1985	1985 1984 1985 1984 1985	1985	1984		1984	1985 1984		1985 1	1861	1985	1984 1985 1984 1985	985	1984	1985	1984	1985
JANUARY	85	65	0	2	239	139	+	3	1	5	1	2	11	5	3	15	2	0	12	2	3	1
FEBRUARY	196	168	0	2	622	228	#	17	3	8	2	3	25	7	80	26	10	2	20	11	5	2
MARCH	402	383	2	#	855	419	10	33	8	16	2	7	20	15	20	33	23	5	35	31	6	5
APRIL	670	618	17	6	1118	623	15	67	17	34	3	6	112	37	32	82	33	10	62	59	24	9
MAY	888	820	21	11	1350	896	75	104	27	42	7	14	133	54	43	100	35	17	96	74	30	80
JUNE	1087	1046	23	13	1642	1162	92	137	43	61	7	16	161	72	92	131	42	25	106	90	34	15
JULY	1245		26		1815		111		50		80		175		115		43		114		42	
AUGUST	1360		30		1934		129		26		11		186		145		50		123		47	
SEPTEMBER	1442		31		2034		137		62		11		194		147		84		132		50	
OCTOBER	1534		35		2161		150		69		11		200		169		83		142		52	
NOVEMBER	1629		39		2246		162		74		12		202		235		46		145		52	
DECEMBER	1701		107		2309		163		77		13		210		250		96		152		56	
PERCENT CHANGE	NGE	<b>.</b> ⇒		_t3		_29		641		42	! !	129		_55		42		04		_15		-56
YEAR 1984 1985	JAN 358 239	FEB 895 474		MAR 1416 951	APR 2103 1554	MAY 2705 2140	JUN 3329 2768		JUL 3744	TOTAL AUG 4071		SEP 4324	<i>OCT</i> 4612	NON 4890		DEC 5134	PERCENT _17		СНАИСЕ	1 2 6 6	0 0 0 1 1	6 6 8

SOURCE: ALBERTA BUREAU OF STATISTICS
PHEPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

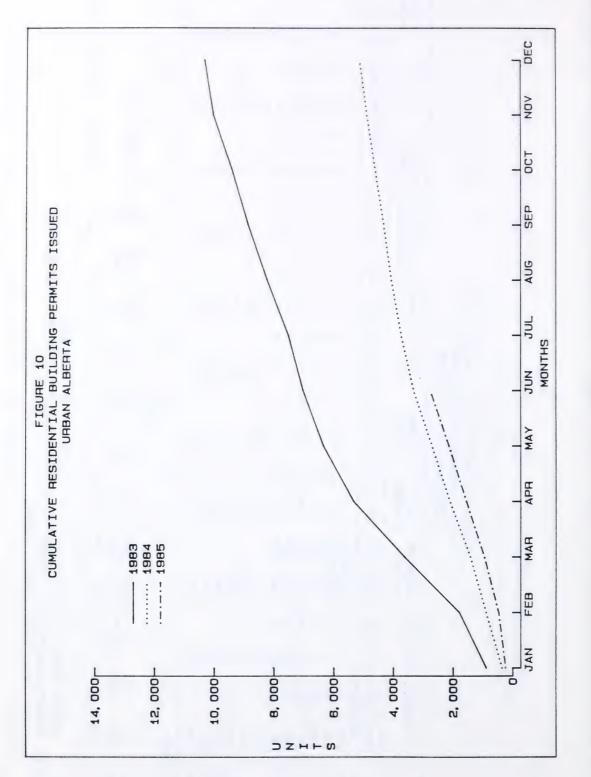


TABLE 13

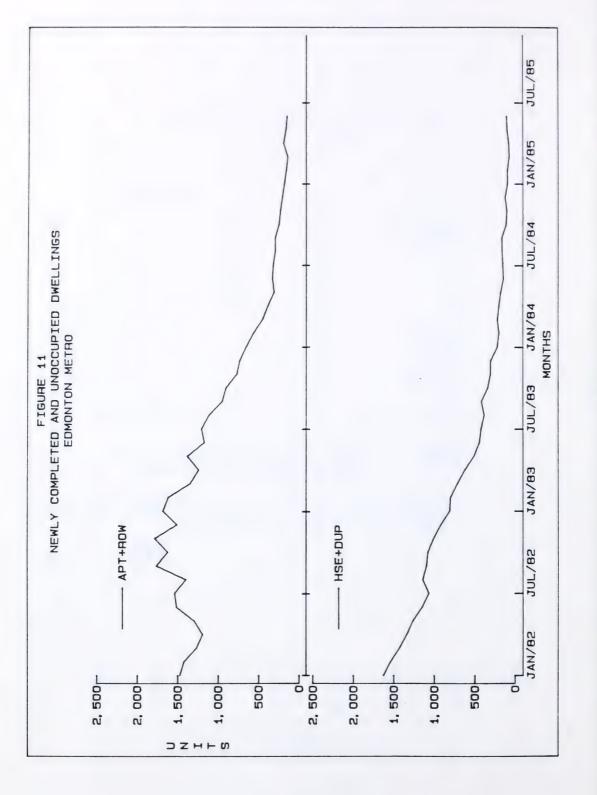
MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED

IN URBAN\* ALBERTA
(NUMBER OF UNITS)
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	<sup>-</sup> 33
FEBRUARY	537	235	-56
MARCH	521	477	-8
APRIL	687	603	<sup>-</sup> 12
MAY	602	586	-3
JUNE	624	628	1
JULY	415		
AUGUST	327		
SEPTEMBER	253		
OCTUBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	2768	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



# NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

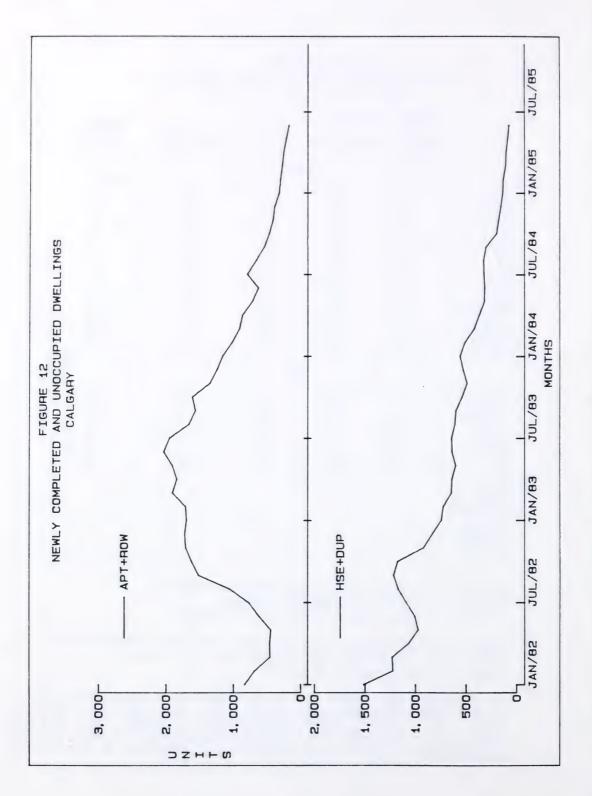
	HOUSES AND DUPLEXES*		TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	84		
JANUARY	220	656	876	425	40
F LBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER		298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	395	55
		19	85		
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	97	165	262	141	37
JUNE	104	151	255	143	37
JULY AUGUST SEPTEMBER OCTOBER NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.



# CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	84		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER	420 371 318 315 323 327 304 198 178	413	1721 1533 1331 1237 1038 945 1118 992 847 666 591	184 217 441 119 280 218 738 282 288 172 247	12 21 33 15 32 25 34 29 34 35 35
DECEMBER	156	387 19	543  85	130	25
JANUARY FEBRUARY MARCH APKIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	132 108 103 87 74	322 302 276 255 218 176	459 434 384 358 305 250	115 277 101 65 101 79	30 41 28 20 34 35

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

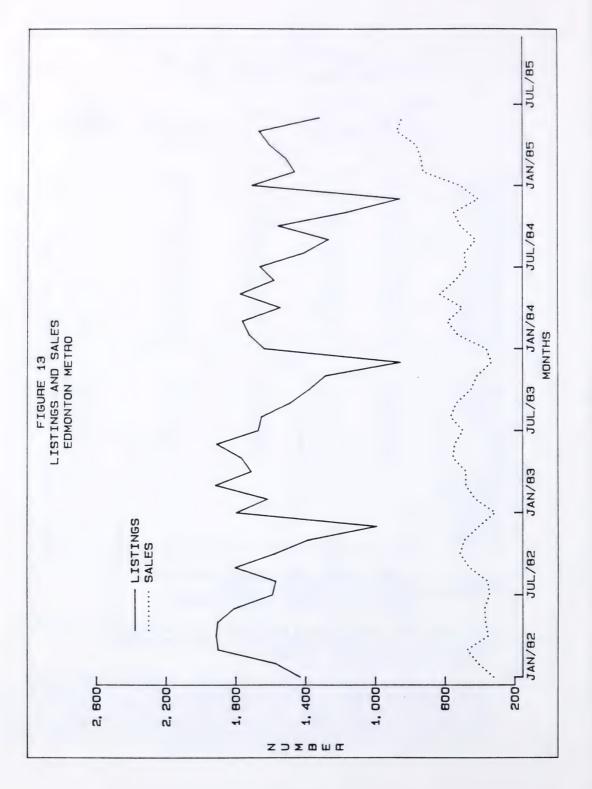


TABLE 16
RESIDENTIAL LISTINGS, SALES AND PRICE

# EDMONTON

		1984		
	LISTINGS	SALES	RATIO	AVERAGE
			OF SALES	SELLING
			TO LISTINGS	PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
<b>M</b> ARCH	1763	586	.33	80798
APKIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
		1985		
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	-64	78198
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

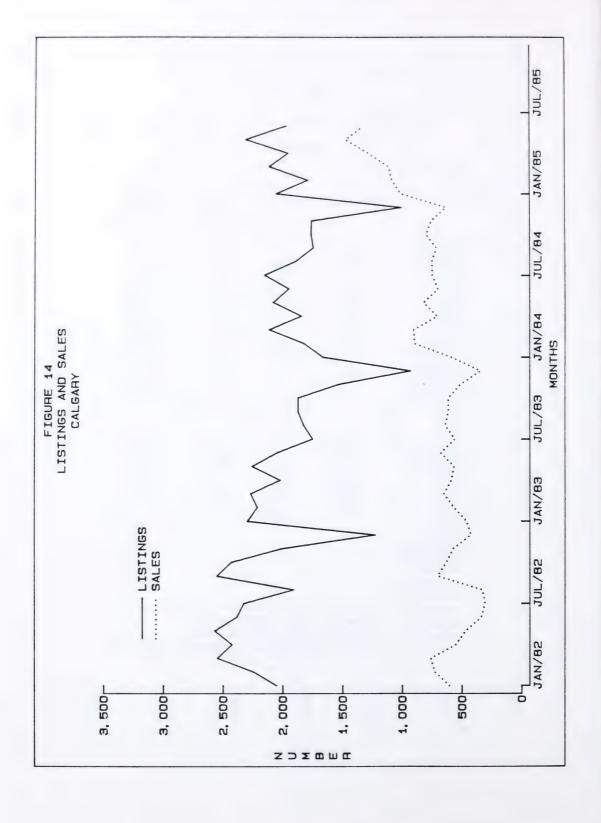


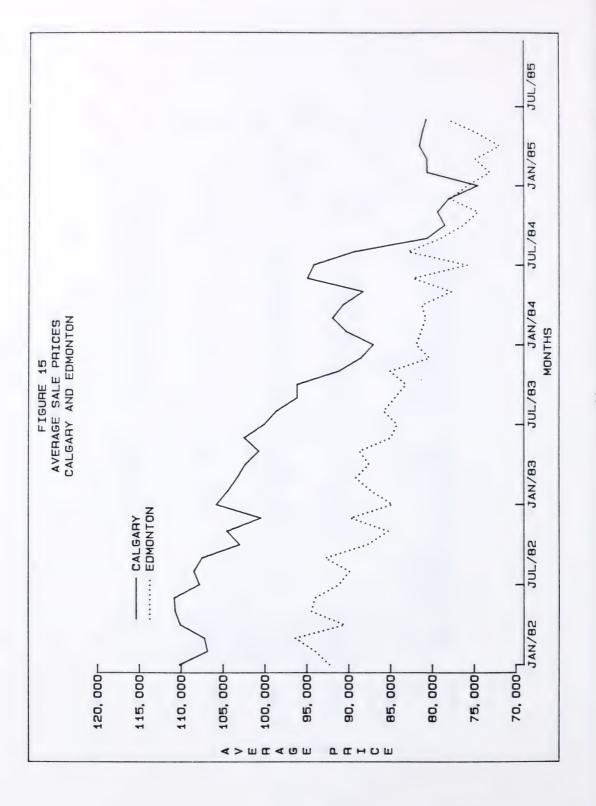
TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

## CALGARY

		1984		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
		1985		
JANUARY	2054	1011	.49	<b>7</b> 4550
FLBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNL	1977	1326	.67	80730
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH



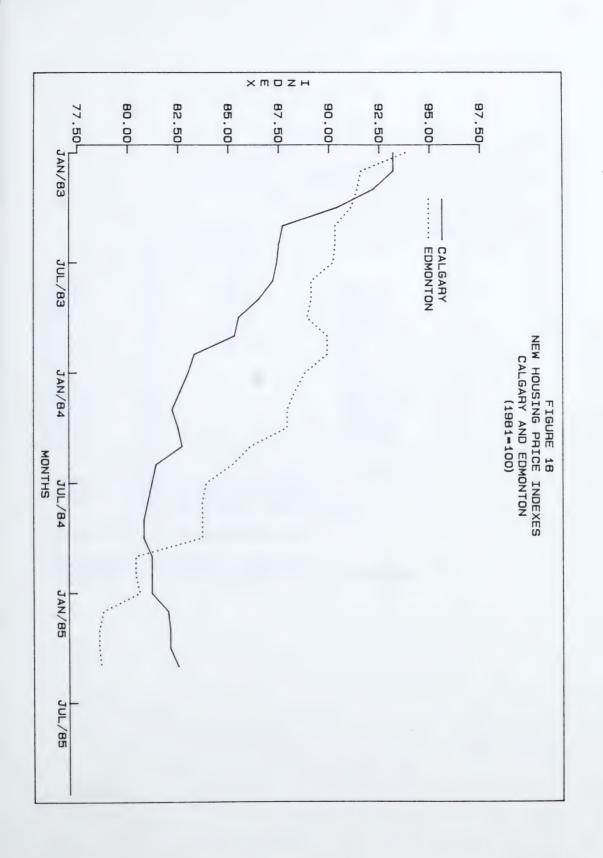




TABLE 18

NEW HOUSING PRICE INDICES\*

1981=100

	CA	ALGARY**	EDM	ONTON***	
	1984	1985		1984	1985
JANUARY	83.0	81.2	JANUARY	88.8	80.6
FEBRUARY MAKCH	82.6 82.2	82.0 82.1	FEBRUARY MARCH	88.3 87.9	78.8 78.6
APRIL	82.5	82.1	APRIL	87.9	78.6
MAY	82.7	82.5	MAY	86.1	78.7
JUNE	81.4		JUNE	85.2	
JULY	81.2		JULY	83.9	-
AUGUST	81.0		AUGUST	83.7	
SEPTEMBER	80.8		SLPTEMBER	83.7	
OCTOBER	80.8		OCTOBER	83.7	
NOVEMBER	81.2		NOVEMBER	80.4	
DECEMBER	81.2		DECEMBER	80.4	

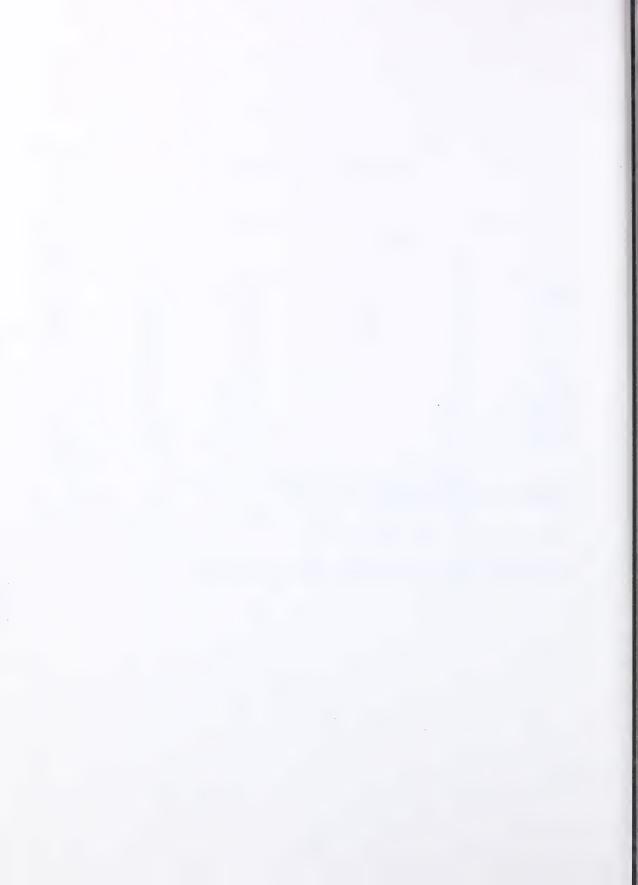
SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

<sup>\*</sup>THE LAST FIGURE IS THE LATEST AVAILABLE

<sup>\*\*\*</sup>REPRLSENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



## RESIDENTIAL CONSTRUCTION IN ALBERTA

JULY 1985

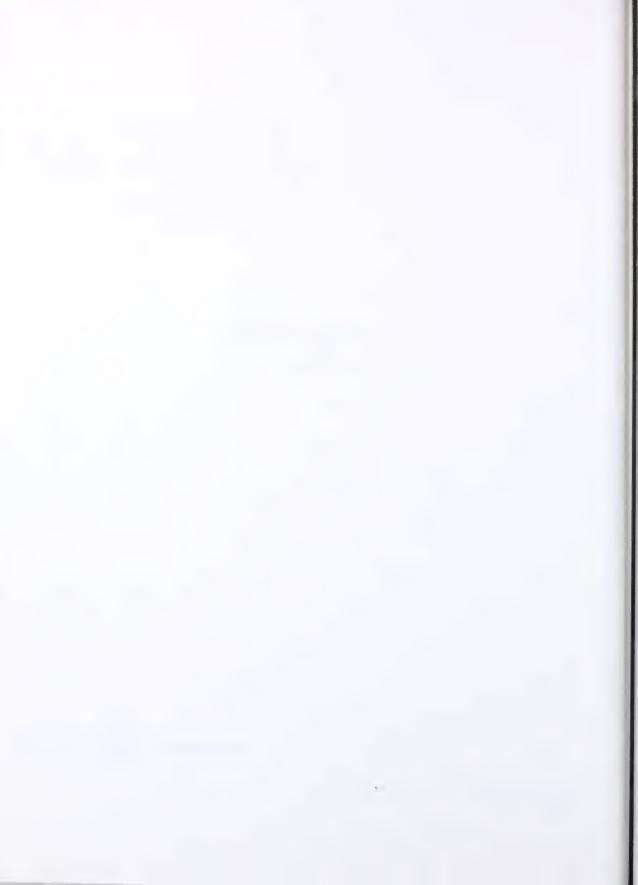




### RESIDENTIAL CONSTRUCTION IN ALBERTA

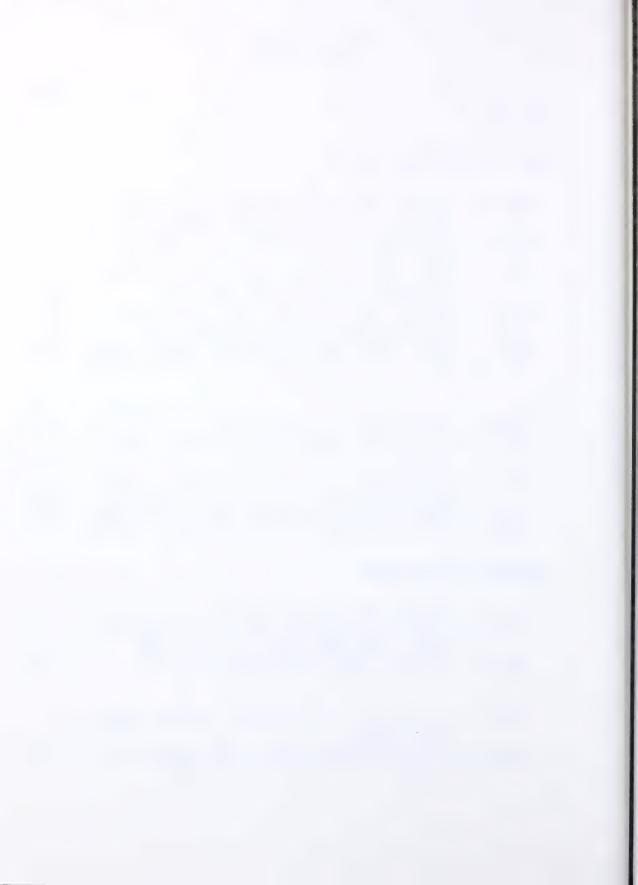
JULY 1985

DEPARTMENT OF HOUSING



#### TABLE OF CONTENTS

			Pa
Highlight:	<u>s</u>		
Residenti	al Co	enstruction Starts	
Table Table	1:	Housing Starts by Type and Towns	
Table	۷.	January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	
Table	3:	Total Housing Starts by Month: 1984 - 1985	
Table	4:	Total Single and Multiple Housing Starts by Month: 1984 - 1985	
Table	5:	Total Single and Multiple Housing Starts in Calgary	
,		and Edmonton by Month: 1984 - 1985	
Table	6:	Quarterly Housing Starts in Alberta (All Areas)	1
Table	7:	Housing Completions by Type and Towns	
Table	8:	Housing Under-Construction by Type and Towns	1
Table	9:	Starts, Completions and Under-Construction - Calgary	
Table	10:	Starts, Completions and Under-Construction - Edmonton	
		* * * *	
Figure	1:	Cumulative Housing Starts - Calgary and Edmonton	
Figure	2:		
Figure	3:	Multiples as a Percentage of Total Starts - Urban	
		Alberta	
Figure	4:	Multiples as a Percentage of Total Starts - Calgary	
		and Edmonton	
Figure		Cumulative Quarterly Housing Starts - Urban Areas	
Figure		Starts, Completions and Under-Construction - Calgary	
Figure	/:	Starts, Completions and Under-Construction - Edmonton	
Residentia	al Bu	ilding Permits	
Table	11:		
Table	12:	January to Date Building Permits by Type and Towns,	
T. L. 1 .	10.	Compared With Same Period in the Previous Year	
Table	13:	Total Building Permits by Month: 1984 - 1985	
Table	14:	Building Permits for Selected Rural Areas	
		* * * *	
Figure	8:	Total Number of Building Permits Issued Each Month -	
Ciavas	0.	Urban Alberta  Cumulative Building Permits Calgary and Edmenton	
Figure Figure		Cumulative Building Permits - Calgary and Edmonton Cumulative Building Permits - Urban Alberta	
riuure	111.	Cumulative pulluling remitts - Urban Alberta	



			Page
D.	Newly Complete	d and Unoccupied Dwellings	
	Table 15:	Newly Completed and Unoccupied Dwellings by Month -	<b>2</b> 8
	Table 16:	Newly Completed and Unoccupied Dwellings by Month - Calgary	30
		* * *	
	Figure 11: Figure 12:		27 29
Ε.	Multiple Listi	ngs Service (M.L.S.)	
	Table 17:	Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	32
	Table 18:	Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	34
		* * *	
	Figure 13: Figure 14: Figure 15:	Listings and Sales - Edmonton Listings and Sales - Calgary Average Sales Prices - Calgary and Edmonton	31 33 35
F.	New Housing Pr	ice Indexes	
	Table 19:	New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	37
		* * *	
	Figure 16:	New Housing Price Indexes in Calgary and Edmonton	36



#### Highlights

#### Alberta

° In the second quarter, housing starts decreased by 21% from 2,186 in 1984 to 1,723 in 1985.

#### Urban Alberta

- O Housing starts in July increased again to 669 units from the previous month, up 11% from 602 in July 1984.
- o Total starts to date decreased 18% to 2,758 units from 3,384 for 1984.
  Multiples declined 31% while singles dropped 17%.
- Onits under construction in July increased to 2,172 of which 22% or 467 were apartment units.
- The number of building permits issued in Urban Alberta increased to 662 units in July, up 60% compared to the same month last year.

#### Calgary

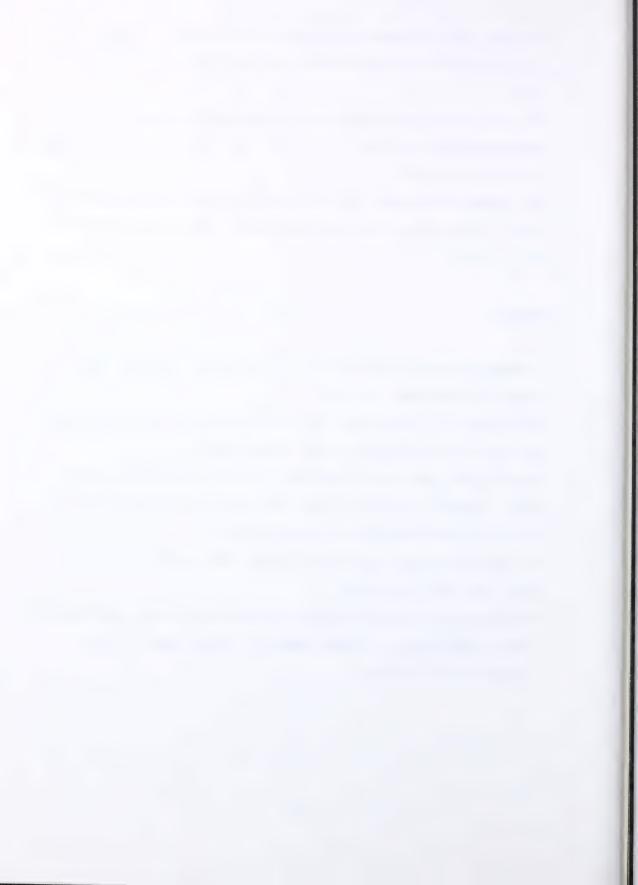
- ° Calgary's starts increased to 234 units (all single family) last month, a 12% increase from July 1984.
- o Total starts for the year decreased 20% to 921 units from 1,148 for 1984.
  Only 5 multiples were started for the first seven months of this year.
  Single family starts decreased 17% over last year.
- O Housing under construction increased again to 711 units (35 apartments, 676 singles) from 647 the month before, but inventory of newly completed and unoccupied housing remained almost unchanged at 251 units from 350 in June.



- Building permits increased to 258 units (256 singles and 2 semis) in July, up 14% from the month before, and up 63% from the same month last year.
- The resale housing market continued to be extremely active. Sales last month were 80% higher than in July 1984. The ratio of sales to listings reached .62 for July.
- The average resale house price increased 4% to \$83,752 from \$80,730 last month. The new house price index continued to show an upward trend to 83.0 in June.

#### Edmonton

- Edmonton's housing starts decreased 22% to 243 units in July, down 5% compared to same month last year.
- ° Total starts for the year declined 25% compared to the same period 1984 due entirely to decreases in single family starts.
- O Housing under construction increased 2% from the month before to 998 units. However, inventory of newly completed units decreased 6% to 240 while the rate of absorption increased to 52%.
- ° In the resale market, the number of houses sold rose 82% over the same month last year to 872 units.
- The average selling price decreased to \$75,461 last month, a 4% decreased from the month before. The new house price index showed a slight increase to 78.8 in June.



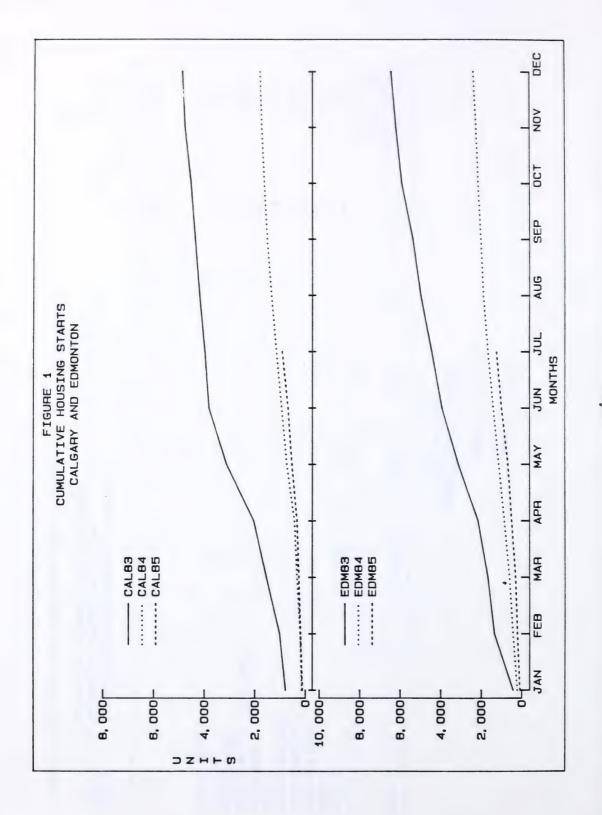
JUL-85

HOUSING STARTS BY TYPE URBAN ALBERTA

	CORDUTA	SEMIS	KOW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	234	0	0	0	234	12
CAMHOSE EDMONTON M.A.	241	7 O	00	00	243	0 's
FORT MCMURRAY	31	0	0	0	31	_52
GRANDE PRAIRIE	64	0	0	0	43	258
LEDUC	က	0	0	0	3	*
LETHBRIDGE .	11	0	0	5	16	_30
LLOYDMINSTER(ALTA. PART)	15	0	0	55	70	009
MEDICINE HAT	12	0	0	0	12	50
RED DEER	10	0	0	0	10	0
SPHUCE GROVE	3	0	0	0	3	0ħ_
TOTAL	607	2	0	09	699	11

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



JUL-85

TIME PERIOD IN THE PREVIOUS YEAR JANUARY TO DATE HOUSING STARTS COMPAKED WITH THE SAME

ALIO	SI	SINGLES	SE	SEMIS	R	ROW		APT	IO	ГОТАЙ	PERCENT CHAVGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	
CALGARY	1104		⋣	0	0#	5	0	0	1148	921	_20
CAMROSE	11	14	0	0	0	0	12	0	23	14	_39
EDMONTON M.A.	1497		16	18	146	21	0	59	1659	1237	_25
FORT MCMURRAY	37		0	0	0	0	52	0	83	145	63
GRANDE PRAIRIE	56		9	0	0	0	0	0	62	11	24
LEDUC			0	0	0	0	0	0	12	15	25
LETHBRIDGE			14	80	0	0	2	18	132	80	_39
LLOYDMINSTER(ALTA. PART)			0	0	80	0	0	80	84	133	177
MEDICINE HAT			2	0	0	0	0	0	64	30	_39
RED DEER			0	2	21	16	<b></b>	0	124	90	_27
SPRUCE GROVE	38		0	0	0	0	0	0	38	16	_58
TOTAL PERCENT CHANGE BY TYPE	3054	2531	42	_33	215	42 _80	73	157	3384	2758 -18	_18

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

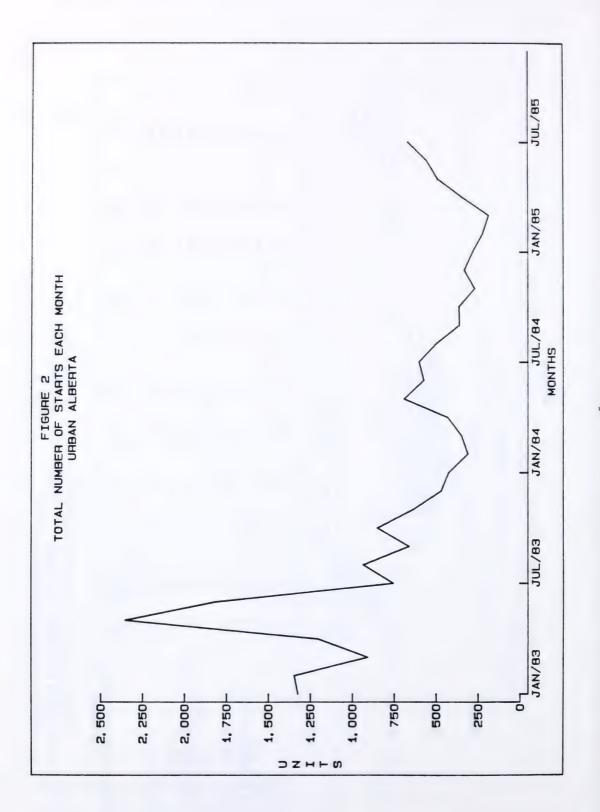


TABLE 3

MONTHLY HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

	1984	1985	PERCENT CHANGE
JANUAKI	425	282	<sup>-</sup> 34
FEBRUARY	311	222	-29
MARCH	349	187	<b>-</b> 46
APRIL	432	347	_20
MAY	691	493	-29
JUNE	574	558	-3
JULY	602	669	11
AUGUST	499		
SEPTEMBER	361		
OCTOBER .	364		
NOVEMBER	270		
DE'CEMBER	332		
TOTAL	5210	2758	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

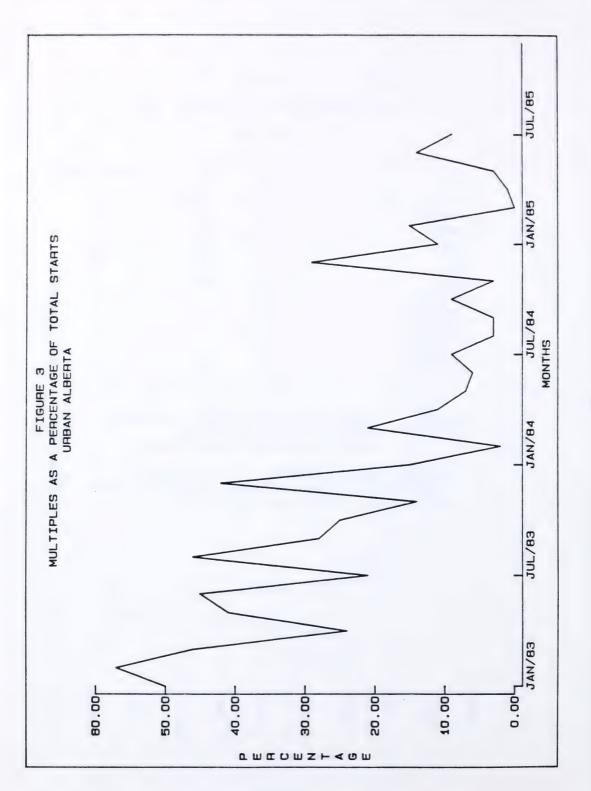


TABLE 4

#### SINGLE AND MULTIPLE HOUSING STARTS IN URBAN\* ALBERTA

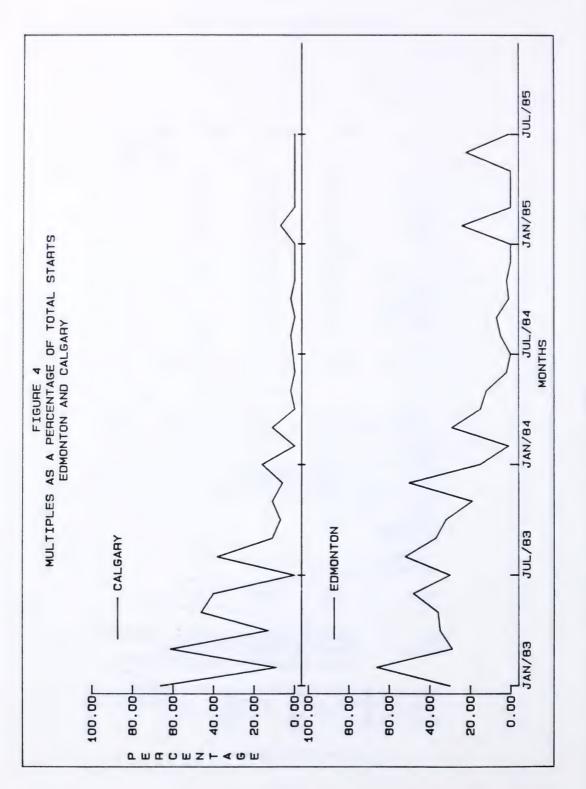
1984-1985

1984

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT
				OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	<b>5</b> 6	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
		1985		
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	669	607	62	9
AUGUST				
SEPTLMBEK				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	2758	2531	227	

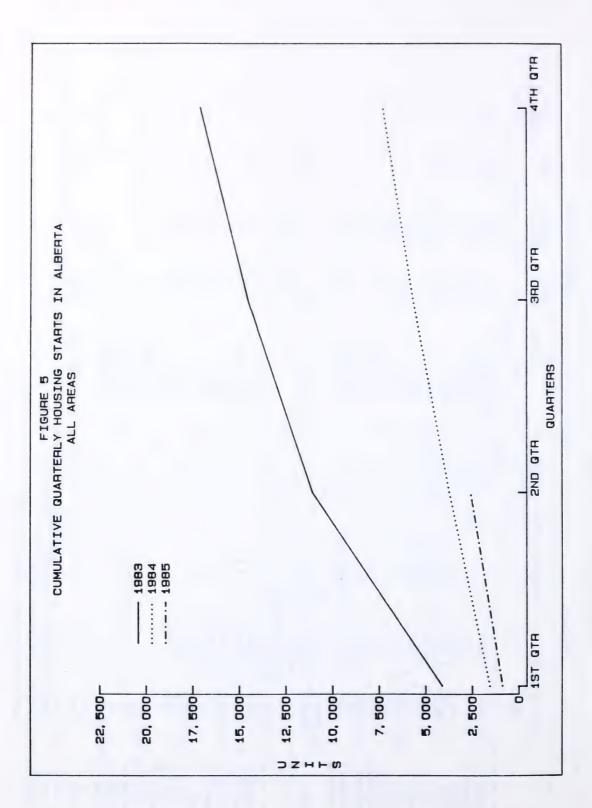
SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



		CALGARY	ά		1984	RDMON	EDMONTON (METRO)		
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	142	119	23	. 16	JANUARY	220	188	32	15
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	} +
MARCH	127	113	14	11	MARCH	173	122	51	29
APRIL	105	105	0	0	APRIL	258	219	39	15
MAY	306	301	5	2	MAY	279	245	34	12
JUNE	202	202	0	0	JUNE	268	264	#	1
JULY	209	207	2	1	JULY	257	257	0	0
AUGUST	192	188	#	2	AUGUST	221	209	12	2
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	6	7
OCTOBER	119	115	1	က	OCTOBER	146	144	2	+
NOVEMBER	102	102	0	0	NOVEMBER	101	66	2	2
DECEMBER	70	70	0	0	DECEMBER	129	129	0	0
	-		1 1 1	1 1 1		1 1 1	1 1 1		1
TOTAL	1803	1751	52	9	TOTAL	2384	2197	187	80
		CALGARY	27	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1985	EDMON	EDMONTON (METRO)		
JANUARY	118	118	0	0	JANUARY	06	96	0	0
<b>FEBRUARY</b>	73	68	5	7	FEBRUARY	116	88	28	24
MARCH	99	99	0	0	MARCH	90	06	0	0
APRIL	16	16	0	0	APRIL	200	200	0	0
MAY	202	202	0	0	MAY	185	185	0	0
JUNE	152	152	0	0	JUNE	313	245	68	22
JULY	234	234	0	0	JULY	243	241	2	1
AUGUST					AUGUST				
SEPTEMBER					SEPTEMBER				
NOVEMBER					NOVEMBER				
DECEMBER					DECEMBER				
	1 1 1	!				1 1		1 1	* * * * * * * * * * * * * * * * * * * *
TOTAL	921	916	2		TOTAL	1237	1139	86	
SOURCE: PREPARED BY:		CANADA MORTGAGE AND HOUSING C ALBERTA DEPARTMENT OF HOUSING	IND HOUSING	CANADA MORTGAGE AND HOUSING CORPORATION ALBERTA DEPARTMENT OF HOUSING	8 8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	8 8 8 8 8 8 8	6 6 8 8 9 9 6 8	1	0 1 3 6 6 6 1 1 0
		MARKET AND ECONOMIC ANALYSIS BRANCH	IIC ANALYS.	IS BRANCH					

. 11 -



# QUARTERLY HOUSING STARTS IN ALBERTA ALL AREAS

	1984	1985	PERCENT CHANGE
FIRST QUARTER	1548	873	titi
SECOND QUARTER THIRD QUARTER	2186 1947	1723	_21
FOURTH QUARTER	1614		
	1 1 1 1	1 1 1	1 1 1
TOTAL	7295	2596	

JUL-85

# HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME WITH LAST YEAR
CALGARY	169	0	0	0	169	14
CAMROSE	2	0	0	0	2	_33
EDMONTON M.A.	180	0	32	28	240	_19
FORT MCMURRAY	12	0	0	0	12	6
GRANDE PRAIRIE	17	0	0	0	17	89
LEDUC	2	0	0	0	2	797
LETHBRIDGE	6	2	0	0	11	151
LLOYDMINSTER(ALTA. PART)	11	0	0	50	61	1120
MEDICINE HAT	1	0	0	0	1	88
RED DEER	12	0	5	0	17	_35
SPRUCE GROVE	1	0	0	0	1	_83
TOTAL	416	2	37	78	533	_26

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

JUL-85

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

PERCENT CHANGE OVER SAME ...TH LAST YEAR 743 329 329 41 41 36 20 20 20 39 64 74 74 94-73 998 90 53 84 54 59 35 2172 TOTAL APT 289 194 ROW 53 0000000 SEMIS 0 0 0 0 0 0 0 0 0 0 26 SINGLES 638 90 1626 9 60 24 29 33 LLOYDMINSTER(ALTA. PART) GRANDE PRAIRIE EDMONTON M.A. FORT MCMURRAY MEDICINE HAT SPRUCE GROVE LETHBRIDGE RED DEER CAMHOSE CALGARY LEDUC TOTAL CITY

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA DEPARTMENT OF HOUSING MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1984	
		COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	191
APRIL	105	119	171
MAY	306	280	173
JUNE	202	218	171
JULY	209	738	124
AUGUST	192	282	114
SEPTEMBER	172	288	100
OCTOBER	119	172	95
NOVEMBER	102	247	75
DECEMBER	70	130	69
		1985	
JANUARY	118	115	70:
FEBRUARY	73	277	49
MARCH	66	101	46:
APRIL	76	65	47
MAY	202	101	57
JUNE	152	79	64
JULY	234	169	71
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

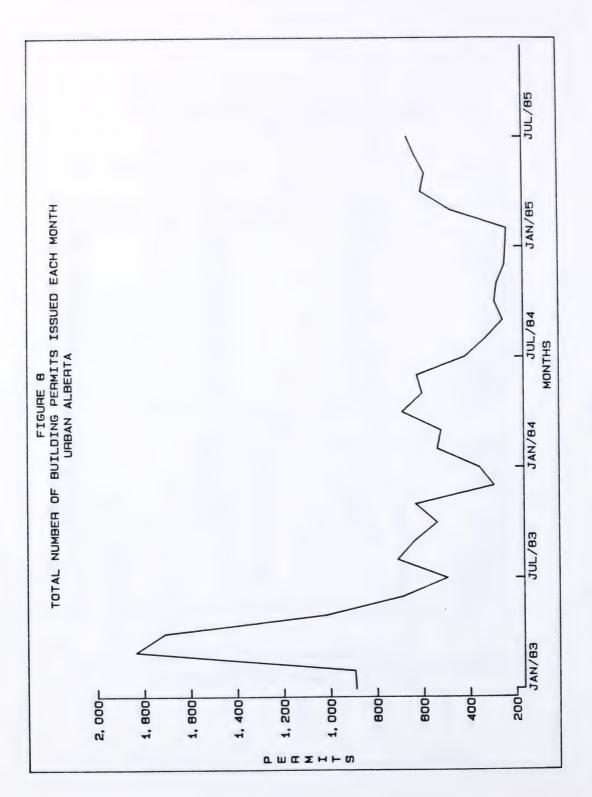
TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1984	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	284
FEBRUAKY	204	448	259
MARCH	173	216	254:
APhIL	258	491	229:
MAY	279	327	223
JUNE	268	398	209
JULY	257	295	205
AUGUST	221	325	193
SEPTEMBER	128	552	151:
OCTOBER	146	414	120
NOVEMBER	101	195	109:
DECEMBER	129	395	80:
		1985	
JANUARY	90	122	769
FEBRUARY	116	95	78
<b>M</b> ARCH	90	87	79
APRIL	200	222	76
MAY	185	141	81:
JUNE	313	143	98
JULY	243	240	99
AUGUST			
SEPTEMBER			
OCTOBLR			
NOVEMBER			
DECEMBER			

EOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH



JUL-85

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CH.NGE OVER SAME .ITH LAST YE.IR
CALGARY	256	2	0	0	258	63
CAMROSE	5	0	0	0	5	19
EDMONTON M.A.	274	#	0	0	278	61
FORT MCMURRAY	20	0	0	0	20	S
GRANDE PRAIRIE	20	0	0	0	20	186
LEDUC	က	0	0	0	3	200
LETHBRIDGE	15	0	0	0	15	7
LLOYDMINSTER(ALTA. PART)	23	0	0	0	23	0
MEDICINE HAT	17	0	0	0	17	1600
RED DEER	19	0	0	0	19	138
SPRUCE GROVE	#	0	0	0	Ħ	_20
	i i	Ç	¢	ć	0	•
TOTAL	656	٥	0	0	299	09

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

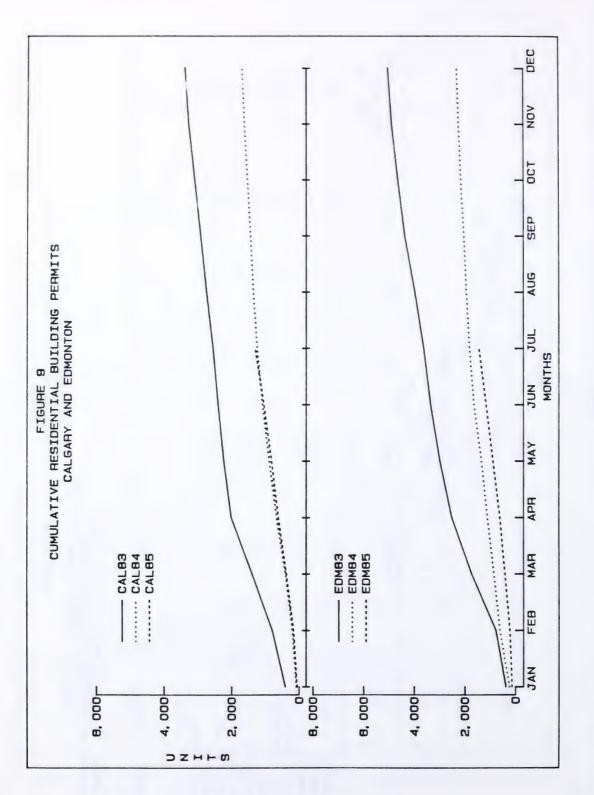


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1984   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985   1985		CA	CALGARY		CAMROSE	EDMO!	MONTON (ETRO)	FORT MCMURRAY	RAY	GRAND PRAIRIE	ND	LEDUC		LETHBRIDGE LLOYDHIN. (ALTA.PART)	LDGE 1	LOYD!	AIN.	MEDICINE HAT	CINE	Rt.)	DEER	SP	SPRU
6         6         0         2         239         139         1         3         1         5         1         2         11         5         3         15         2         0         12         2         3         3         4         17         3         8         2         3         25         7         8         26         10         2         20         12         2         3         2         4         8         6         11         3         8         1         5         15         2         3         2         6         10         2         2         3         2         6         10         2         3         2         7         8         26         10         2         2         3         4         3         4         3         4         3         4         3         4         3         4         4         3         4         4         3         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4		1984		1984	1985	1984	1985	1984	1985	1984	4 1	1984	1985	1984	1985	1984	1985	1984	1985		1985	1984	119
196         168         0         2         622         228         4         17         3         8         2         3         25         7         8         26         10         2         23         15         3         3         4         17         3         8         16         2         7         50         15         20         33         23         5         35         31         9         20         40         3         20         15         20         33         20         33         20         33         10         6         20         33         20         33         10         6         30         31         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         30         3	ANUARY	i	65	0	2	239	139	1	8	1	5	1	2	11	5	3	15	2	0	12	2	3	1
402         383         2         4         855         419         10         33         8         16         2         7         50         15         20         33         23         23         5         35         31         9           670         618         17         9         118         623         15         67         17         34         3         112         37         32         82         33         10         62         59         24           888         820         21         1         1350         896         75         104         27         42         112         37         42         13         62         39         14         30         35         17         96         74         30         34         35         14         31         62         39         34         42         140         37         42         34         43         40         40         40         41         42         43         40         41         40         41         40         41         40         41         40         41         40         41         40         41         40 <t< td=""><td>EBRUARY</td><td></td><td>168</td><td>0</td><td>2</td><td>622</td><td>228</td><td>#</td><td>17</td><td>က</td><td>8</td><td>2</td><td>က</td><td>25</td><td>7</td><td>80</td><td>26</td><td>10</td><td>2</td><td>23</td><td>11</td><td>5</td><td>7</td></t<>	EBRUARY		168	0	2	622	228	#	17	က	8	2	က	25	7	80	26	10	2	23	11	5	7
670         618         17         9         1118         623         15         67         17         34         3         9         12         37         32         82         33         10         62         59         24           888         820         21         1350         896         75         104         27         42         7         14         133         54         43         100         35         17         96         74         30           1245         1304         26         18         11         17         42         7         14         13         54         43         10         62         7         14         33         14         4         7         14         17         4         7         14         17         92         131         4         7         14         14         7         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14	MARCH		383	2	#	855	419	10	33	80	16	2	7	20	15	20	33	23	5	35	31	6	_,
888         820         21         11         1350         896         75         104         27         42         7         14         133         54         43         100         35         17         96         74         30           1087         1086         23         13         1642         1162         92         137         43         61         7         16         161         72         92         131         42         25         106         90         34           1246         1304         26         13         16         17         16         16         72         92         131         42         74         30           1340         130         134         12         26         11         186         147         84         13         47         13         47         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         14         <	PRIL		618	17	6	1118	623	15	67	17	34	က	6	112	37	32	82	33	10	62	59	24	w.
1087         1046         23         13         1642         1162         92         137         43         61         7         16         161         72         92         131         42         25         106         90         34           1245         1304         26         11         157         50         81         8         19         175         87         115         154         42         114         109         47           1360         30         1934         129         56         11         186         145         50         123         47           1534         35         2161         150         69         11         200         169         94         147         84         132         50           1534         35         2246         162         74         12         202         235         94         145         52           1701         107         2309         163         77         13         210         250         34         7         4           34NGE         5         31         20         34         34         34         34         34	MAY		820	21	11	1350	968	75	104	27	42	7	14	133	54	43	100	35	17	96	74	30	ω
1245         1304         26         18         18         19         175         87         115         154         43         42         114         109         42           1360         30         1934         129         56         11         186         145         50         123         47           1442         31         2034         137         62         11         194         147         84         132         50           1534         35         2161         150         69         11         200         169         142         52           1629         39         2246         162         74         12         202         235         94         145         52           1701         107         2309         163         77         13         210         250         96         152         56           4NGE         5         31         41         62         138         50         34         7         4         5           4NGE         5         31         40         31         40         34         461         4890         5134         4         4         <	TUNE		1046	23	13	1642	1162	92	137	43	61	7	16	161	72	92	131	42	25	106	90	34	H
1360         30         1934         129         56         11         186         145         50         123         47           1442         31         2034         137         62         11         194         147         84         132         50           1534         35         2161         150         69         11         200         169         89         142         52           1629         39         2246         162         74         12         202         235         94         145         52           1701         107         2309         163         77         13         210         250         96         152         56           4NGE         5         31         21         41         62         138         50         34         7         4           ANGE         5         31         50         34         7         4         50         34         7         4           4NGE         ANGE	JULY		1304	56	18	1815	1440	111	157	20	81	8	19	175	87	115	154	43	42	114	109	42	7
1442         31         2034         137         62         11         194         147         84         132         50           1534         35         2161         150         69         11         200         169         89         142         52           1629         39         2246         162         74         12         202         235         94         145         52           1701         107         2309         163         77         13         210         250         96         152         56           4NGE         5         31         21         41         62         138         50         34         7         4           4NGE         5         31         50         34         7         4         7         4         7         4         7         4         7         4         7         4         7         4         7         4         7         4         7         4         7         4         7         4         7         4         7         4         7         4         7         4         4         4         4         4         4	4UGUST			30		1934		129		99		11		186		145		20		123		47	
1534         35         2161         150         69         11         200         169         89         142         52           1629         39         2246         162         74         12         202         235         94         145         52           1701         107         2309         163         77         13         210         250         96         152         56           4NGE         5         31         21         41         62         138         50         34         7         4           JAN         FEB         MAR         APR         MAY         JUL         AUG         SEP         OCT         NOV         DEC         PERCENT CHANGE           358         895         1416         2103         2705         3329         3744         4071         4324         4612         4890         5134           239         474         951         1554         2140         2768         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430 <t< td=""><td>SEPTEMBER</td><td></td><td></td><td>31</td><td></td><td>2034</td><td></td><td>137</td><td></td><td>62</td><td></td><td>11</td><td></td><td>194</td><td></td><td>147</td><td></td><td>₩8</td><td></td><td>132</td><td></td><td>20</td><td></td></t<>	SEPTEMBER			31		2034		137		62		11		194		147		₩8		132		20	
1629         39         2246         162         74         12         202         235         94         145         52           1701         107         2309         163         77         13         210         250         96         152         56           4NGE         5         31         21         41         62         138         50         34         72         4           JAN         FEB         MAR         APR         MAY         JUL         AUG         SEP         OCT         NOV         DEC         PERCENT CHANGE           358         895         1416         2103         2705         3329         3744         4071         4324         4612         4890         5134         8           239         474         951         1554         2140         2768         3430         3430         3430	CTOBER			35		2161		150		69		11		200		169		83		142		52	
1701         107         2309         163         77         13         210         250         96         152         56           4NGE         5         31         21         41         62         138         50         34         2         4           JAN         FEB         MAR         APR         MAY         JUL         AUG         SEP         OCT         NOV         DEC         PERCENT CHANGE           358         895         1416         2103         2705         3329         3744         4071         4324         4612         4890         5134         8           239         474         951         1554         2140         2768         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430         3430	NOVEMBER			39		2246		162		74		12		202		235		η6		145		52	
5 -31 -21 41 62 138 -50 34 -2 -4  N REB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC PERCENT CHANGE 8 895 1416 2103 2705 3329 3744 4071 4324 4612 4890 5134 -8 9 474 951 1554 2140 2768 3430	DECEMBER			107		2309		163		11		13		210		250		96		152		99	
TOTAL  JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC PERCENT 358 895 1416 2103 2705 3329 3744 4071 4324 4612 4890 5134 239 474 951 1554 2140 2768 3430	PERCENT CI	HANGE	5		_31		_21		41		62		138		_50	1	34		_2		#		-5.
	YEAR 1984 1985	JAN 358 239	PEB 895 474			APR 2103 1554	MAY 2705 2140	332 376		JUL 744 430	TOTAL AUG 4071			OCT 1612	NOI 1001		)EC	PERC!		HANGE			

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

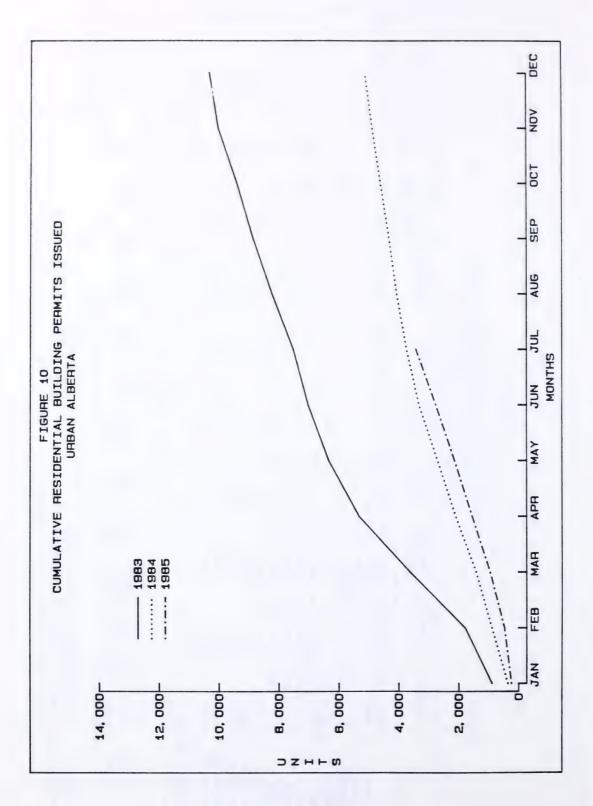


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED

IN URBAN\* ALBERTA
(NUMBER OF UNITS)
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	<sup>-</sup> 33
FEBRUARY	537	235	<sup>-</sup> 56
MARCH	521	477	-8
APRIL	687	603	12
MAY	602	586	-3
JUNE	624	628	1
JULY	415	662	60
AUGUST	327		
SEPTEMBER	253		
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	3430	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RUKAL AREAS

0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	SINGLES	SINGLES	MU	MULTI	TOTAL	AL
	JULY-85	YEAR TO DATE	JULY-85	JULY-85 YEAR TO DATE	1	JULY-85 YEAR TO DATE
BONNYVILLE 10	10	50	0	0 0	10	90
COLD LAKE	14	69	101	157	115	226
GRAND CENTRE	+	12	2	16	ю	28
I.IK POINT	5	22	0	0	5	22
. T. PAUL	r.	20	0	0	2	20
						8 8 8 8 8 8 8 8 8

OUNCE: ALBERTA BURBAU OF STATISTICS

REPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

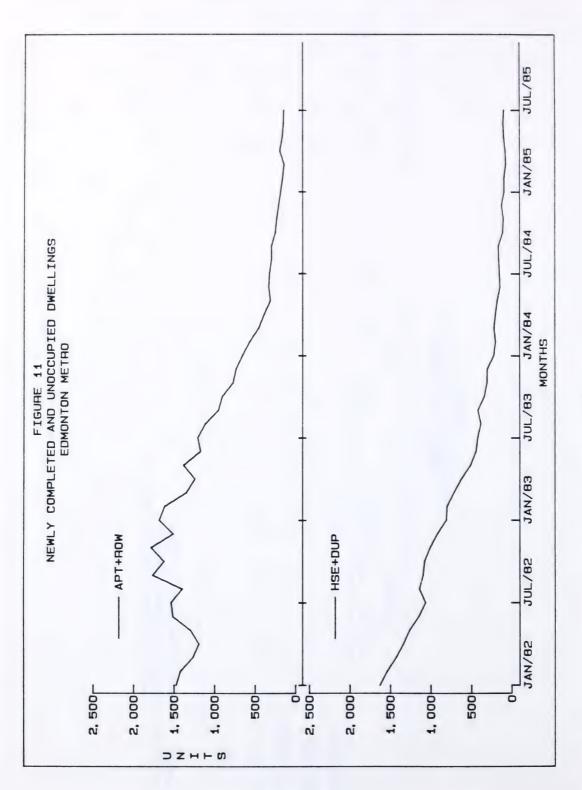


TABLE 15

## EDMONTON METRO NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

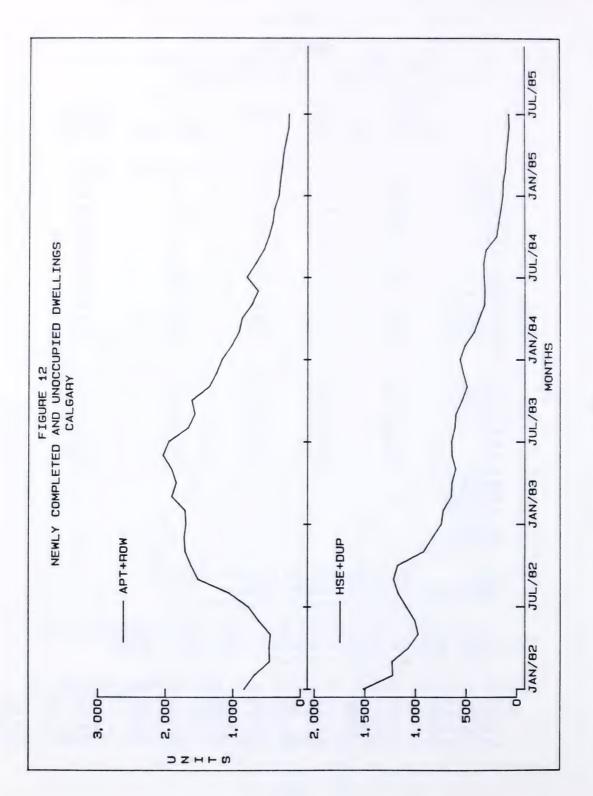
	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP.
		19	84		
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECLMBER	123	209	<b>3</b> 32	395	55
		19	85		
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	97	165	262	141	37
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST SEPTEMBER OCTOBER NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.



CALGARY

NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

COMPLUTIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENI
		19	84		
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	198	468	666	172	35
NOVEMBER	178	413	591	247	35
DECEMBER	156	387	543	130	25
		19	85		
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

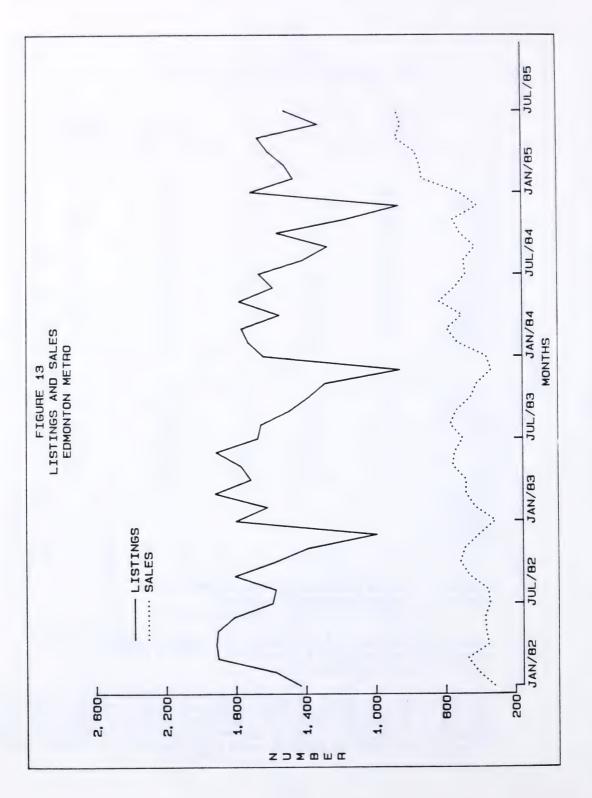


TABLE 17
RESIDENTIAL LISTINGS, SALES AND PRICE

#### EDMONTON

		1984		
	LISTINGS	SALES	RATIO	AVERAGE
			OF SALES	SELLING
			TO LISTINGS	PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
<b>M</b> ARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SLPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
		1985		
JANUARY	1707	514	.30	75769
FEBHUARY	1464	725	•50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	•53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
	977 TO 1 4 1 3 3 7 7 0 7 7 7			

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

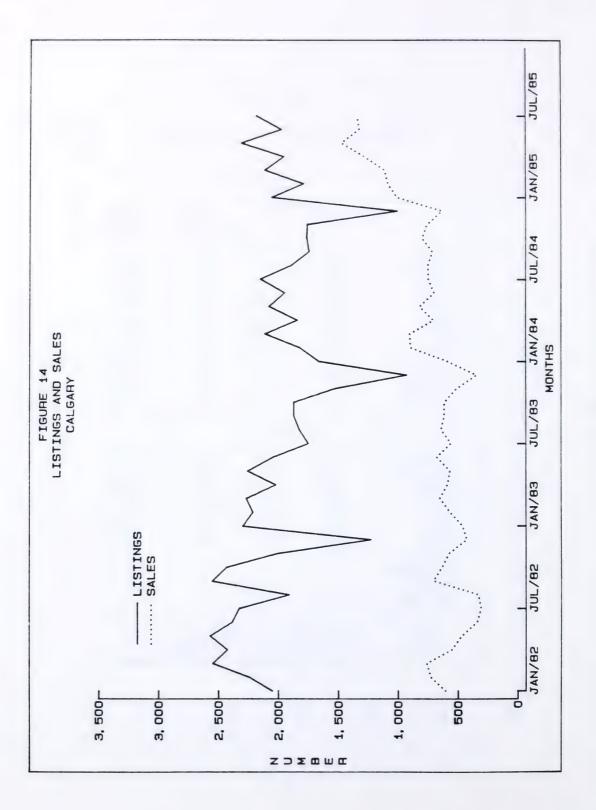


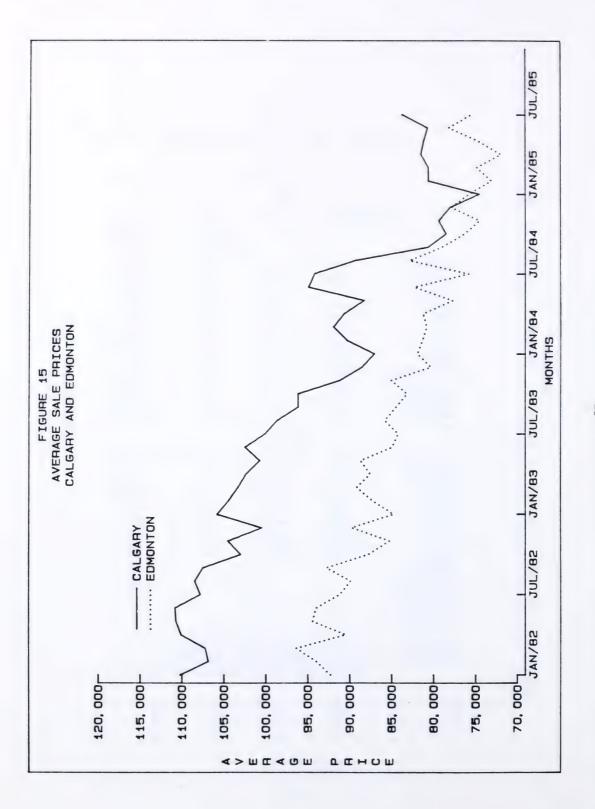
TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

#### CALGARY

		1984		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANJARY	1666	589	.35	87088
FLL FUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
		1985		
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	•66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST				
SLPTLMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH



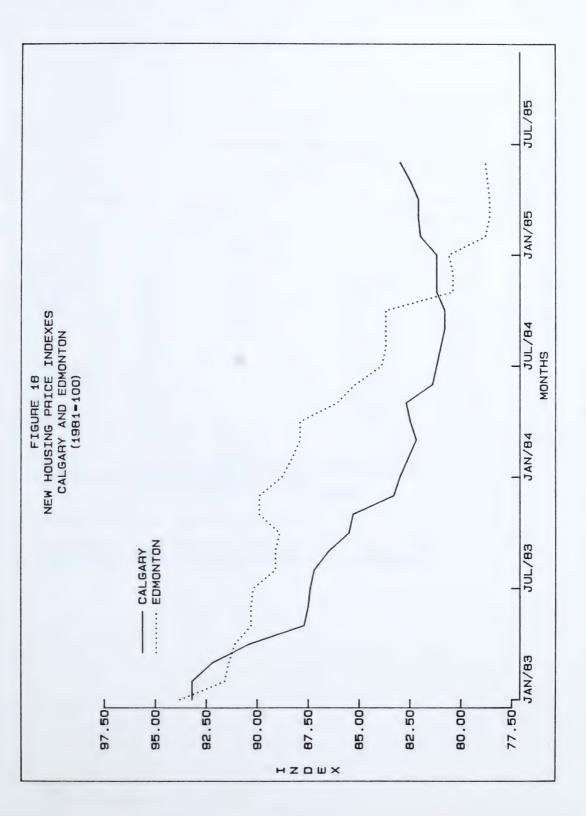




TABLE 19

NEW HOUSING PRICE INDICES\*

1981=100

	CA	ALGARY**	EDM	ONTON***	
	1984	1985		1984	1985
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	83.0 82.6 82.2 82.5 82.7 81.4 81.2 81.0 80.8 80.8 81.2 81.2	81.2 82.0 82.1 82.1 82.5 83.0	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DUCEMBER	88.8 88.3 87.9 87.9 86.1 85.2 83.9 83.7 83.7 83.7 80.4	80.6 78.8 78.6 78.6 78.7

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup>THE LAST FIGURE IS THE LATEST AVAILABLE

<sup>\*\*</sup>REPRESENTS SINGLE DETACHED HOUSES ONLY

<sup>\*\*\*</sup>REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

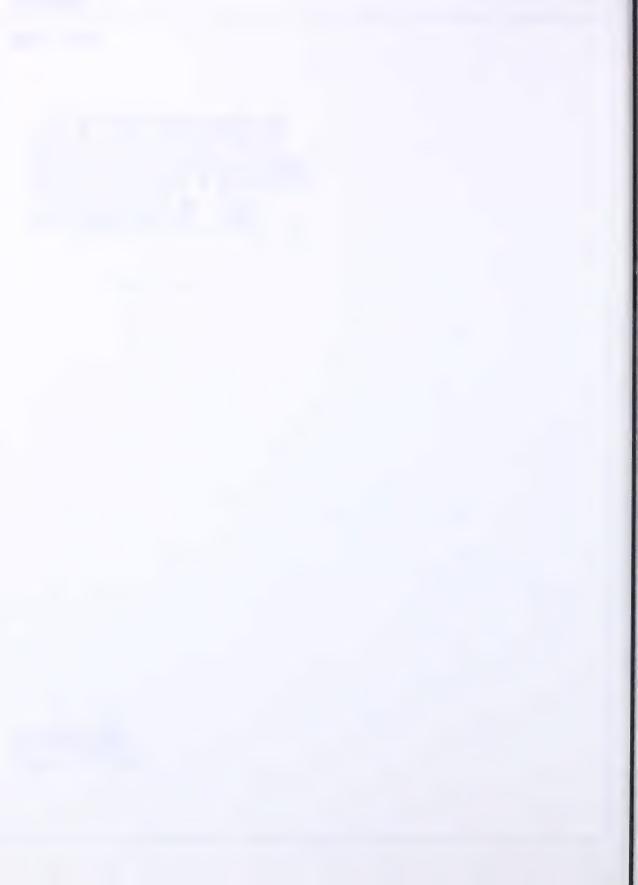


DCT - 8 1985

# RESIDENTIAL CONSTRUCTION IN ALBERTA

AUGUST 1985

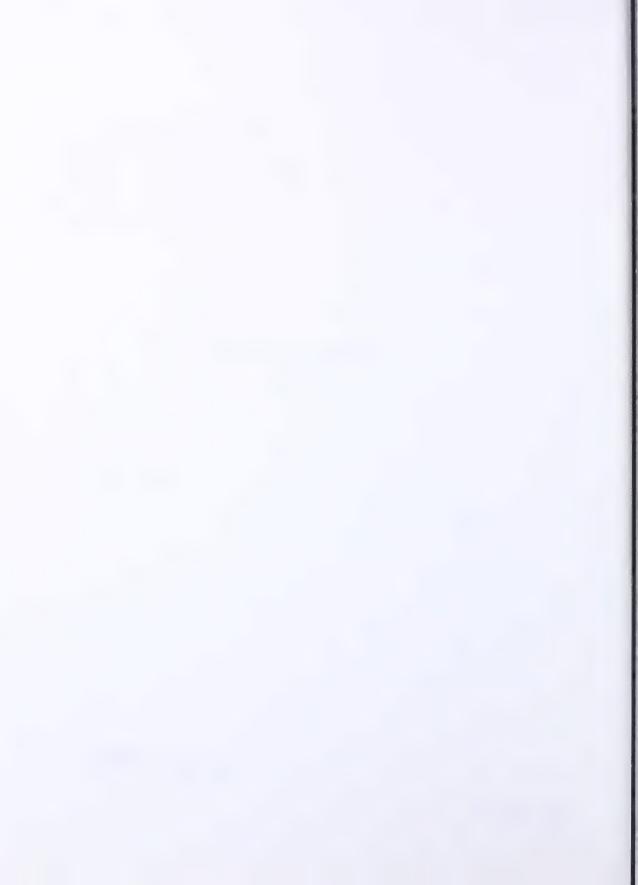




## RESIDENTIAL CONSTRUCTION IN ALBERTA

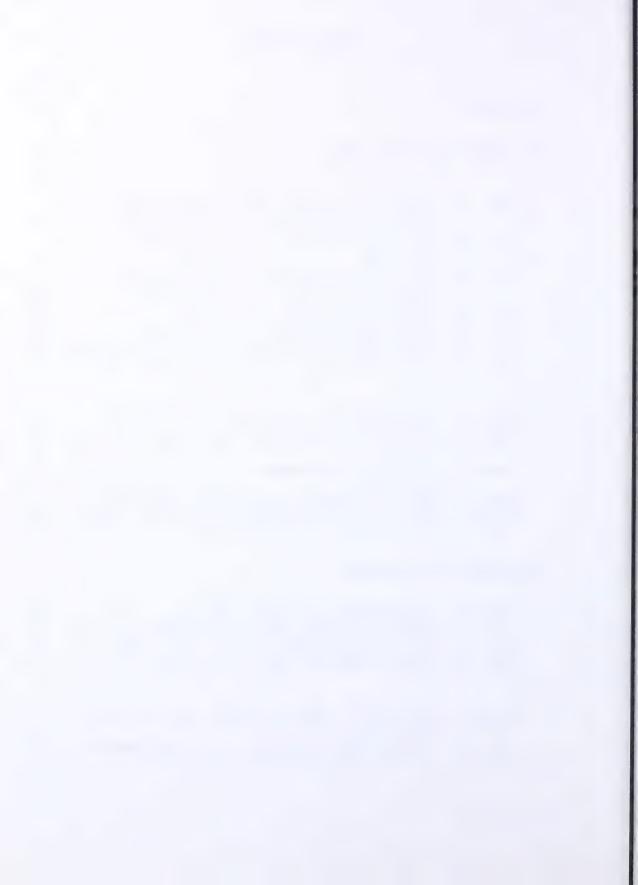
AUGUST 1985

DEPARTMENT OF HOUSING

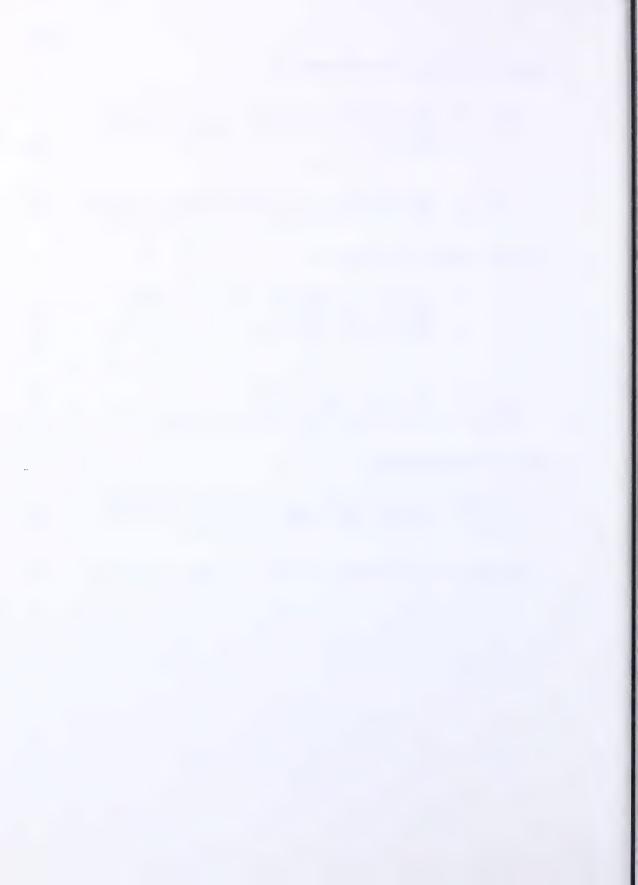


#### TABLE OF CONTENTS

				Page
Α.	Highlight	<u>s</u>		1
В.	Residenti	al Co	enstruction Starts	
	Table Table	1: 2:	Housing Starts by Type and Towns	3
	Table	۷.	January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
	Table	3:	Total Housing Starts by Month: 1984 - 1985	7
	Table	4:	Total Single and Multiple Housing Starts by Month:	,
			1984 - 1985	9
	Table	5:	Total Single and Multiple Housing Starts in Calgary	
			and Edmonton by Month: 1984 - 1985	11
	Table	6:	Quarterly Housing Starts in Alberta (All Areas)	13
	Table	7:	Housing Completions by Type and Towns	14
	Table	8:	Housing Under-Construction by Type and Towns	15
	Table	9:	Starts, Completions and Under-Construction - Calgary	17
	Table	10:	Starts, Completions and Under-Construction - Edmonton	19
			* * * *	
	Figure	1:	Cumulative Housing Starts - Calgary and Edmonton	4
	Figure			6
	Figure		Multiples as a Percentage of Total Starts - Urban	Ü
	3		Alberta	8
	Figure	4:	Multiples as a Percentage of Total Starts - Calgary	
			and Edmonton	10
	Figure	5:	Cumulative Quarterly Housing Starts - Urban Areas	12
	Figure			16
	Figure	7:	Starts, Completions and Under-Construction - Edmonton	18
C.	Docidonti	-1 D.	ilding Dormits	
٠.	Residenti	ai bu	ilding Permits	
	Table	11.	Duilding Donnite by Type and Toyne	21
	Table Table	12:		21
	lable	12:	Compared With Same Period in the Previous Year	23
	Table	13:	Total Building Permits by Month: 1984 - 1985	25
	Table	14:	Building Permits for Selected Rural Areas	26
			* * * *	
	Figure	8:	Total Number of Building Permits Issued Each Month -	
			Urban Alberta	20
	Figure		Cumulative Building Permits - Calgary and Edmonton	22
	Figure	10:	Cumulative Building Permits - Urban Alberta	24



			Pag
D.	Newly Complete	d and Unoccupied Dwellings	
	Table 15:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	28
	Table 16:	Newly Completed and Unoccupied Dwellings by Month - Calgary	30
		* * * *	
	Figure 11: Figure 12:		27 29
Ε.	Multiple Listi	ngs Service (M.L.S.)	
	Table 17:	Edmonton (1984 - 1985)	3
	Table 18:	Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	34
		* * *	
		Listings and Sales - Edmonton Listings and Sales - Calgary Average Sales Prices - Calgary and Edmonton	3: 3: 3:
F.	New Housing Pr	ice Indexes	
	Table 19:	New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	3
		* * * *	
	Figure 16:	New Housing Price Indexes in Calgary and Edmonton	3



#### **Highlights**

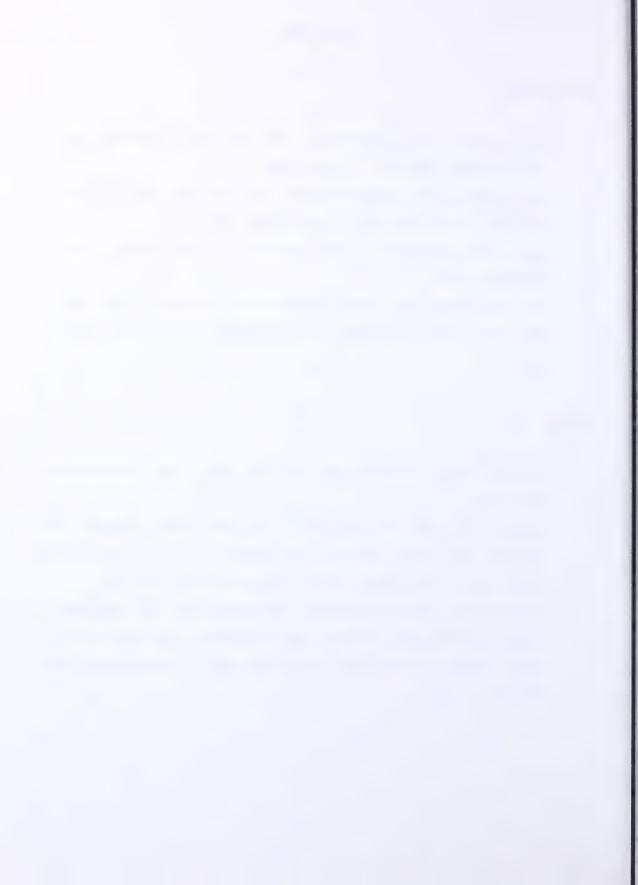
#### Urban Alberta

- O Housing starts in August decreased to 576 units from the previous months, but up 15% from 499 units in August 1984.
- ° Total starts to date decreased 14% to 3,334 units from 3,883 for 1984.

  Multiples declined 33% while singles dropped 12%.
- Units under construction in August increased to 2,348 of which 661 were apartment units.
- ° The number of building permits issued in August decreased slightly from the previous month to 618 units but up 89% compared to the same month last year.

#### Calgary

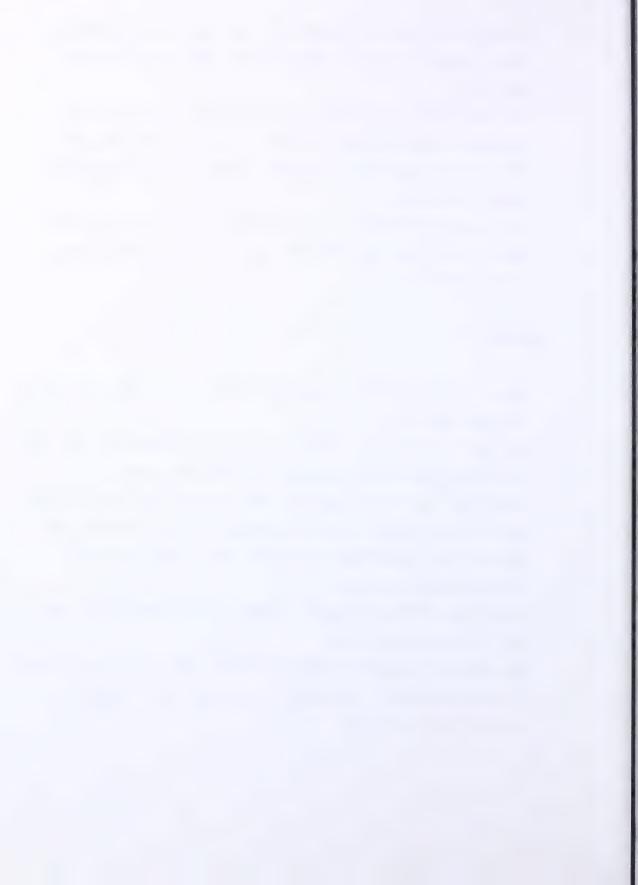
- ° Calgary's starts increased to 243 units last month, a 27% increase from August 1984.
- O However, total starts for the year are still down 13% to 1,164 units from 1,340 for 1984. Only 7 multiples were started for the first eight months of this year. Single family starts decreased 10% over last year.
- Housing under construction increased again to 925 units (221 apartments, 2 semis and 702 singles) from 711 the month before, but inventory of newly completed and unoccupied housing continued to decrease to 206 units from 251 in July.



- Building permits increased to 279 units (237 singles and 42 multiples) in August, up 8% from the month before, and more than doubled the August 1984 level.
- The resale housing market continued to be extremely active with 1,317 residential units sold during the month. Sales last month were 75% higher than in August 1984. The ratio of sales to listings reached .71, highest for the year.
- The average resale house price dropped 5% to \$79,535 from \$83,752 last month. However, the new house price index continued to show an upward trend to 83.5 in July.

#### Edmonton

- Edmonton's housing starts in August are 6% (234 units) higher than in the same month last year.
- ° Total starts for the year declined 22% compared to (1,880 units) the same period 1984, mainly due to decreases in single family starts.
- O Housing under construction remained almost unchanged (999 units) from the month before. Inventory of newly completed and unoccupied units also remained virtually unchanged at 246 units despite nearly 300 units completed during the month.
- ° In the resale market, the number of houses sold rose 67% over the same month last year to 817 units.
- The average selling price increased to \$77,514 last month, a 3% increased from the month before. The new house price index also increased marginally to 79.0 in July.

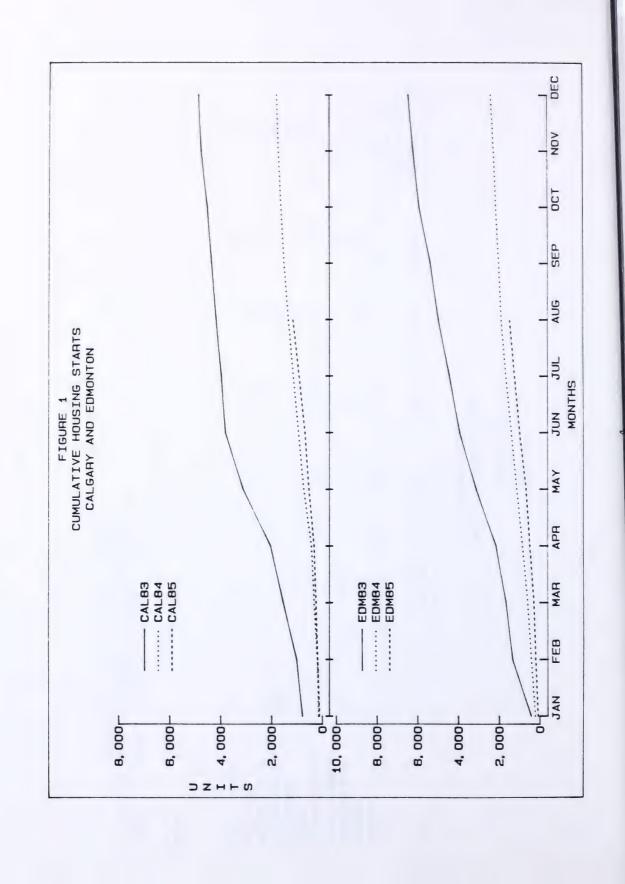


AUG-85

HOUSING STARTS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	241	2	0	0	243	27
CAMROSE	5	0	0	0	2	150
EDMONTON M.A.	230	#	0	0	234	9
FORT MCMURRAY	20	0	0	0	20	_39
GRANDE PRAIRIE	22	0	0	0	22	175
LEDUC	#	0	0	0	⋣	100
LETHBRIDGE	10	0	0	0	10	_38
LLOYDMINSTER(ALTA. PART)	#	0	0	0	#	119_
MEDICINE HAT	2	0	0	0	2	0
RED DEER	26	0	0	0	26	271
SPRUCE GROVE	က	0	0	0	3	50
90 B	0	Ų	c	c	2	T.
TOTAL	010	0	0	0	9/6	CT

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH



AUG-85

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SIN	SINGLES	SEI	SEMIS	ROW	MC		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
CALGARY	1292	1157	#	2	11 11	r2	0	0	1340	1164	_13
CAMROSE	13	19	0	0	0	0	12	0	25	19	-24
EDMONTON M.A.	1706	1369	28	22	146	21	0	59	1880	1471	_22
FORT MCMURHAY	70	165	0	0	0	0	52	0	122	165	35
GRANDE PHAIRIE	49	66	9	0	0	0	0	0	70	66	41
LEDUC	14	19	0	0	0	0	0	0	14	19	36
LETHBRIDGE	129	119	14	8	0	0	5	18	148	90	_39
LLOYDMINSTER(ALTA. PART)	51	57	0	0	80	0	0	80	59	137	132
MEDICINE HAT	52	35	2	0	0	0	0	0	54	35	_35
RED DEER	106	98	0	2	21	16	#	0	131	116	_11
SPRUCE GROVE	04	19	0	0	0	0	0	0	04	19	_52
TOTAL	3537	3101	54	34	219	42	73	157	3883	3334	-14
FENCENI CHANGE BI 11FE		71	1	10		70		611		+T	3 3 8 8 8 8 8 8 8 8

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

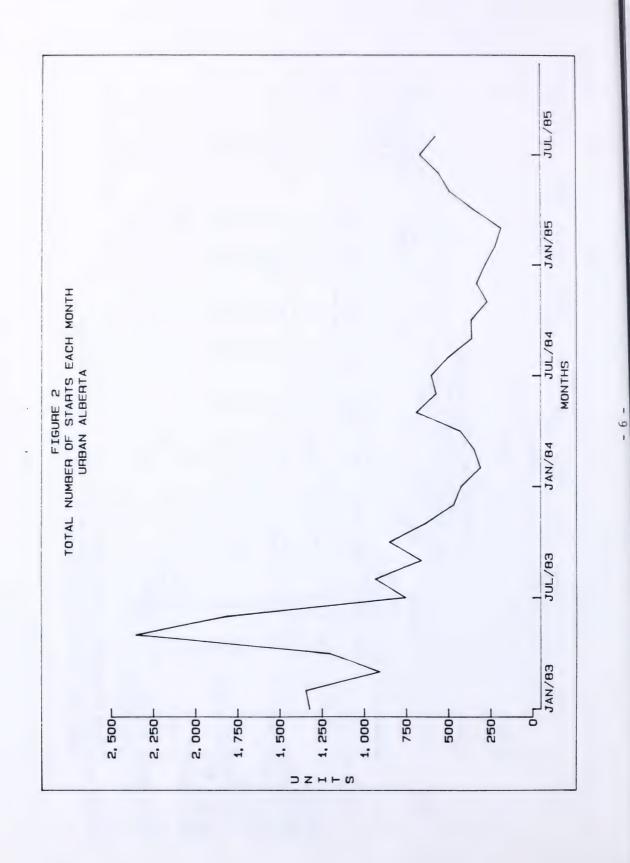


TABLE 3

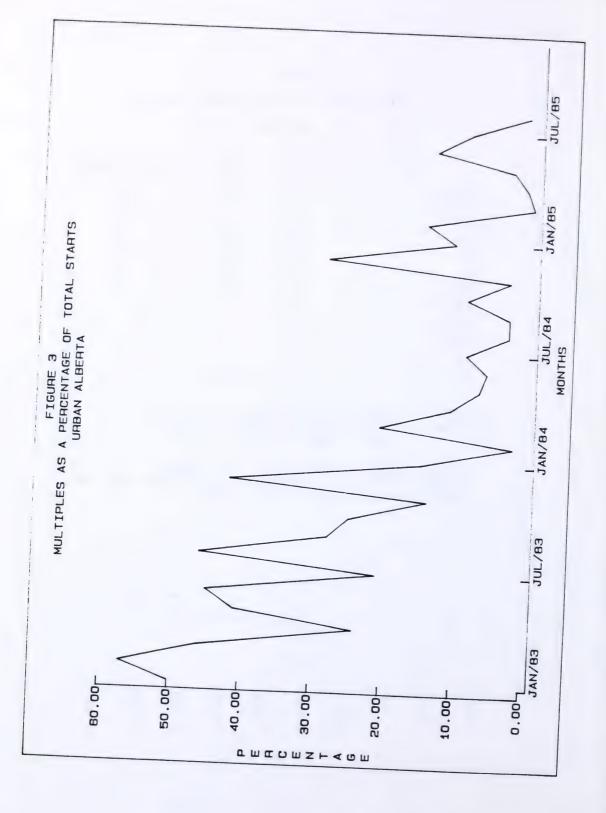
MONTHLY HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	<sup>-</sup> 34
FEBRUARY	311	222	<b>-</b> 29
MARCH	349	187	<del>-</del> 46
APRIL	432	347	<b>-</b> 20
MAY	691	493	<sup>-</sup> 29
JUNE	574	558	<b>-</b> 3
JULY	602	669	11
AUGUST	499	576	15
SEPTEMBER	361		
OCTOBER	364		
NOVEMBER	270		
DECEMBER	332		
TOTAL	5210	3334	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET & ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLSYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



### SINGLE AND MULTIPLE HOUSING STARTS IN URBAN\* ALBERTA

•••••

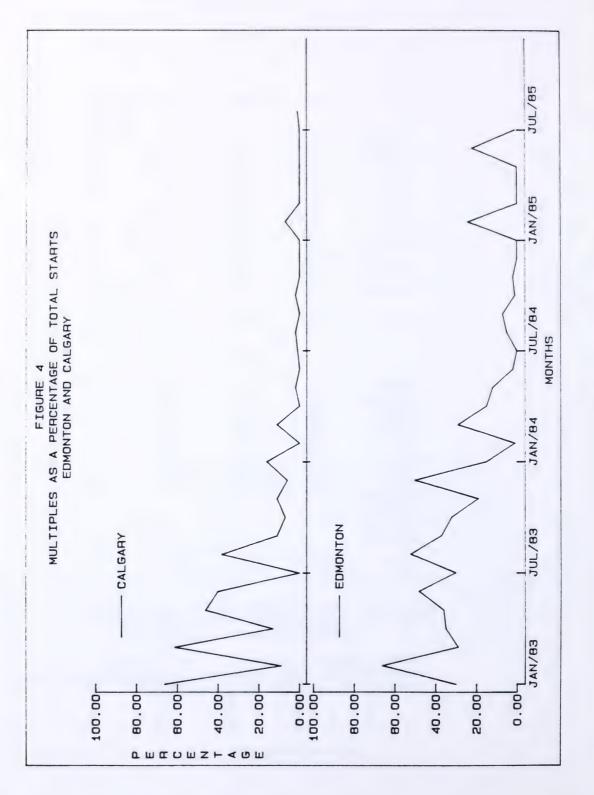
1984-1985

1984

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
		1985		
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	669	607	62	9
AUGUST	576	570	6	1
SEPTEMBER OCTOBER NOVEMBER DECEMBER				
TOTAL	3334	3101	233	

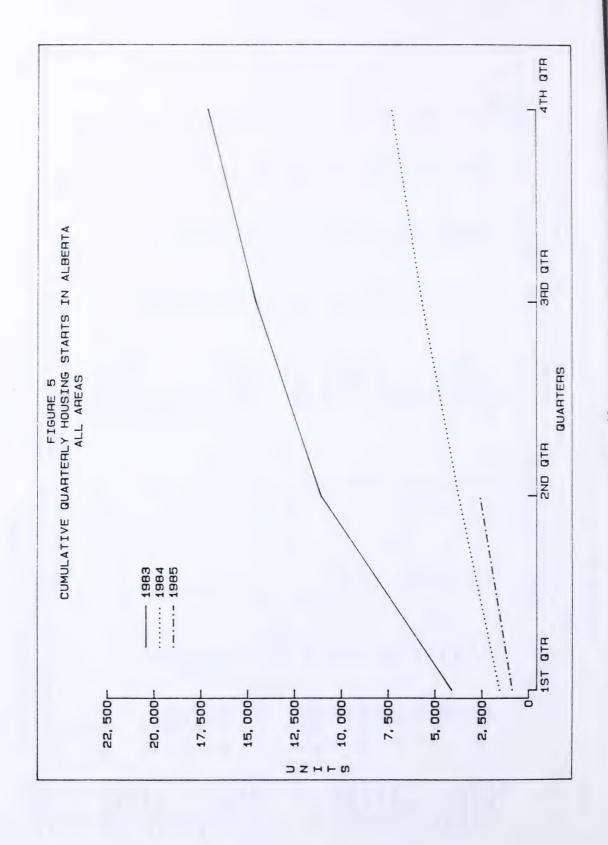
SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

TOTAL SINGLES   MULTI AS A   TOTAL SINGLES		1								******	
National Part   142   119   23   16   JANUARY   220   188   32   24   24   24   24   24   24   24		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
Name	NUARY	142	119	23	16	JANU	ARY	220	188	32	15
127   113   14	BRUARY	57	57	0	0	FEBR	UARY	204	202	2	+1
105   105   105   0	RCH	127	113	14	11	MARC	H	173	122	51	29
306   301   5   2   MAY   279   245   34     202   202   202   0   0   0   JUDK   268   264   4     203   207   2   2   1     203   207   2   2   2     203   207   2   2     203   207   2   2     204   207   2     205   207   2     207   207   2     208   207   2     208   207   2     208   207   2     208   207   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208   2     208	RIL	105	105	0	0	APRI	7.	258	219	39	15
202   202   204   4	I	306	301	5	2	MAY		279	245	34	12
The color of the	INE	202	202	0	0	JUNE		268	264	#	1
NOTE   192   188	ITX	209	207	2	1	JULY		257	257	0	0
RBCR         172         172         172         0         SEPTEMBER         128         119         9           SGR         119         115         4         3         OCTOBER         144         2           SER         120         115         4         3         OCTOBER         144         2           BER         102         10         0         DECEMBER         129         129         0           BER         1803         1751         52         3         TOTAL         2384         2197         187           AL         1803         1751         52         3         TOTAL         2384         2197         187           AL         1803         1751         52         3         TOTAL         2384         2197         187           AL         118         0         0         JANUARY         90         90         0           AL         152         0         ARRILL         200         0         0         ARRILL         200         0           AD         0         ARRILL         200         0         0         ARRILL         200         0           AD	IGUST	192	188	#	2	AUGU	ST	221	209	12	2
SR         119         115         4         3         OCTOBER         146         144         2           SER         102         102         0         0         NOVEMBER         101         99         2           SER         102         102         0         0         DECEMBER         129         0           SER         1803         1751         52         3         TOTAL         2384         2197         187           RY         118         118         0         0         JANUARY         90         90         0           RY         73         68         5         7         REBRUARY         116         88         28           RR         76         66         66         0         0         JANUARY         90         90         0           RR         76         76         76         7         REBRUARY         116         88         28           RS         76         0         0         ARRILL         200         200         0           RS         234         234         241         2         4         243         244         234         4	PTEMBER	172	172	0	0	SEPT	EMBER	128	119	6	7
SER         102         102         0         NOVEMBER         101         99         2           SER         70         70         0         NOVEMBER         101         99         2           SER         70         0         DECEMBER         129         129         0           REA         118         118         0         0         JANUARY         90         90         0           REA         73         68         5         7         REBRUARY         116         88         28           REA         76         66         66         0         APRIL         200         200         0           76         76         66         66         0         APRIL         200         200         0           76         76         0         0         APRIL         200         200         0           77         78         70         200         200         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0	TOBER	119	115	#	8	OCLO	BER	146	144	2	1
Name	VEMBER	102	102	0	0	NOVE	MBER	101	66	2	2
1803   1751   52   3   TOTAL   2384   2197   187	CEMBER	10	70	0	0	DECE	MBER	129	129	0	0
Total   1751   52   3   Total   2384   2197   187										1 1	1
RY   118   118   0   0   0   JANUARY   90   90   0   0   0   0   0   0   0	TAL	1803	1751	52	က	TOTA	7	2384	2197	187	œ
RY   118   118   0   0   0   JANUARY   90   90   0   0			CALGAR	I.		1985		EDMON	TON (METRO)		
4RY         73         68         5         7         FEBRUARY         116         88         28           66         66         6         0         0         MARCH         90         90         0           76         66         66         0         0         APRIL         200         200         0           76         76         0         0         APRIL         200         200         0           152         152         0         0         APRIL         200         200         0           234         234         234         0         JULX         243         241         2           8FR         4         AUGUST         234         230         4         2           8FR         8FR         8         8         8         8         9         0           90         70LX         234         243         241         2         4         2         4           8FR         8         8         8         9         0         7         1         4         1         1           164         1157         7         7         7         7 </td <td>NUARY</td> <td>118</td> <td>118</td> <td>0</td> <td>0</td> <td>JANU</td> <td>ARY</td> <td>90</td> <td>90</td> <td>0</td> <td>0</td>	NUARY	118	118	0	0	JANU	ARY	90	90	0	0
66         66         66         6         0         0         MARCH         90         90         0           76         76         0         0         0         APRIL         200         200         0           202         202         0         0         0         JUNE         185         185         0           152         152         0         0         JUNE         313         245         68           234         234         241         2         1         AUGUST         243         241         2           5FR         343         241         2         1         AUGUST         243         241         2           5FR         35ER         334         234         230         4         3         36         4         36         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68         68	BRUARY	73	89	2	7	FEBR	UARY	116	88	28	24
76         76         76         0         0         APRIL         200         200         0         0         400         200         200         0         0         0         185         185         0         0         0         185         185         0         0         0         185         185         0         0         0         185         185         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0	RCH	99	99	0	0	MARC	H	06	90	0	0
202         202         202         185         185         0         0         0         JUNE         313         245         68         0         0         JUNE         313         245         68         68         0         JULY         243         241         2         2         241         2         2         241         2         2         241         2         2         241         2         2         241         2         2         241         2         2         4         4         2         4         4         2         4         4         2         4         4         4         4         2         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4         4	PRIL	16	16	0	0	APRI	7	200	200	0	0
152   152   0	I	202	202	0	0	MAY		185	185	0	0
ST 243 241 234 241 2 1 40GUST 243 241 2 2 88BER 243 241 2 2 4 4 230 4 4 245 243 241 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 2 4 2 2 4 2 2 4 2 2 4 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	INE	152	152	0	0	JUNE		313	245	89	22
SER 243 241 2 1 AUGUST 234 230 4 SEPTEMBER OCTOBER NOVEMBER NOVEMBER DECEMBER DECEMBER TOTAL 1471 1369 102  CANADA MORTGAGE AND HOUSING CORPORATION DBY: ALBERTA HOUSING PLANNING SECRETARIAT	ILY	234	234	0	0	JULY		243	241	2	1
TOTAL 1157 7 TOTAL 1471 1369  CANADA MORTGAGE AND HOUSING CORPORATION  D BY: ALBERTA HOUSING PLANNING SECRETARIAT	IGUST PPTEMBER TOBER	243	241	2	П	AUGU. SEPT OCTO NOVE	ST EMBER BER MBER	234	230	≠	2
1164 1157 7 TOTAL 1471 1369  CANADA MORTGAGE AND HOUSING CORPORATION  D BY: ALBERTA HOUSING PLANNING SECRETARIAT	CEMBER					DECE	MBER				
CANADA MORTGAGE D BY: ALBERTA HOUSING	TAL	1164	1157	7		TOTA	I	1471	1369	102	!
	URCE:			ND HOUSING	3 CORPORATION			6 8 9 8 8	0 0 0 0 0 0 0 0 0 0		



QUARTERLY HOUSING STARTS IN ALBERTA ALL AREAS

3 7 7 2		1984 - 1985		
TER 1548 873  RTER 2186 1723  TER 1947  RTER 1614 7295 2596		186	1 1 0 0 0 0 1 1	PERCENT
2186 1723 1947 1614 7295	FIRST QUARTER	1548	873	hh_
1947 1614  7295 2596	SECOND QUARTER	2186	1723	_21
1614  7295 2596	THIRD QUARTER	1947		
7295 2596	FOURTH QUARTER	1614		
7295		1 1 1	1 1 1	1 1 1 1
	TOTAL	7295	2596	
	REPARED BY: ALBERTA H	DUSING PLANNING SECR	RETARIAT	
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT	MAKKEI 8	MARKEI & ECONOMIC ANALYSIS BRANCH	AANCH	

TABLE 7

AUG-85

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	213	0	0	0	213	_2h
CAMROSE	2	0	0	0	S	*
EDMONTON M.A.	280	0	16	0	296	6_
FORT MCMURRAY	50	0	0	0	50	954
GRANDE PRAIRIE	31	0	0	0	31	107
LEDUC	2	0	0	0	2	_50
LETHBRIDGE	14	0	0	0	14	8
LLOYDMINSTER(ALTA. PART)	ဇ	0	0	0	3	_63
MEDICINE HAT	9	0	0	0	9	-14
RED DEER	28	0	0	0	28	_20
SPRUCE GROVE	ဇ	0	0	0	က	20
TOTAL	635	0	16	0	651	7-

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET & ECONOMIC ANALYSIS BRANCH

AUG-85

HOUSING UNDER-CONSTRUCTION BY TYPE

URBAN ALBERTA

CITY	SINGPES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	702	2	0	221	925	
CAMHOSE	80	0	0	65	73	284
EDMONTON M.A.	649	24	37	289	666	847_
FORT MCMURHAY	09	0	0	0	09	_32
GHANDE PRAIRIE	tit	0	0	0	1111	38
LEDUC	8	0	0	0	8	167
LETHBRIDGE	09	9	0	18	48	01-
LLOYDMINSTER(ALTA. PART)	25	0	0	30	55	53
MEDICINE HAT	20	0	0	38	58	81
RED DEER	31	2	0	0	33	_30
SPRUCE GROVE	6	0	0	0	6	13
TOTAL	1616	34	37	661	2348	_38

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET & ECONOMIC ANALYSIS BRANCH

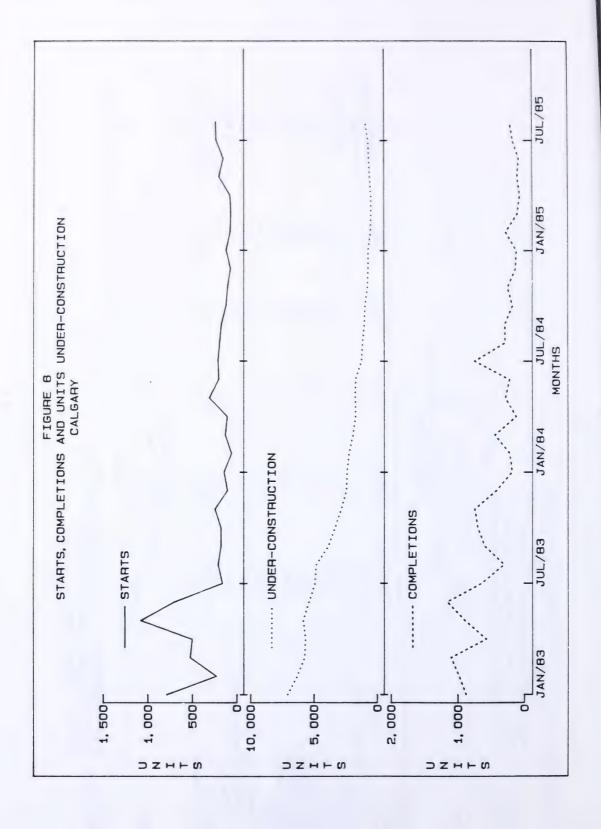


TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1984	
		COMPLETIONS	UNDER-CONSTRUCTION
	41.0		
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306 202	280	1737
JUNE		218	1717
JULY AUGUST	209 192	738	1242
	172	282	1149
SEPTEMBER OCTOBER	119	288 172	1009
NOVEMBER	102	247	956
NOVEMBER DECEMBER	70	130	758
DECEMBER		130	698
		1985	
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET & ECONOMIC ANALYSIS BRANCH

- 18 -

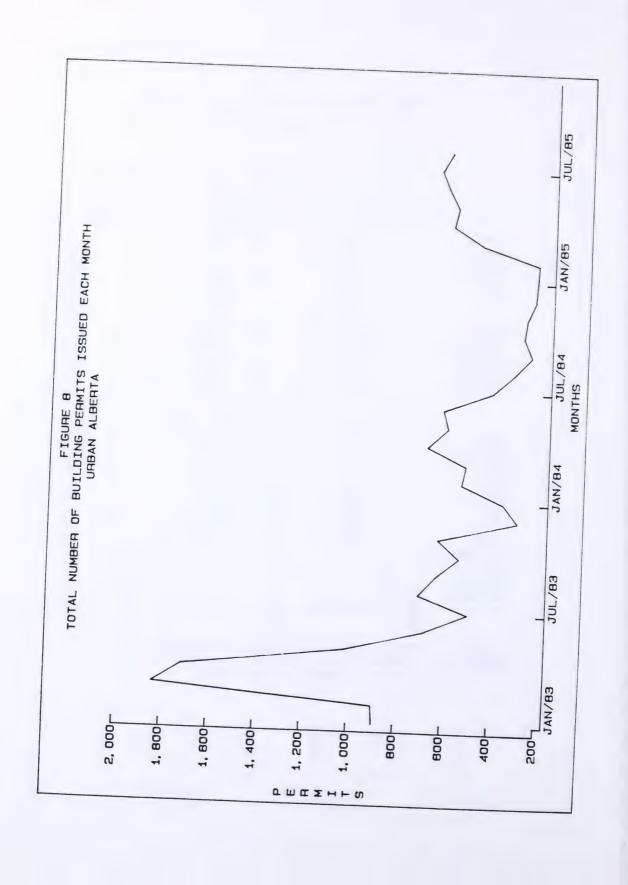
TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1984	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	284
FEBRUARY	204	448	259
MARCH	173	216	254.
APRIL	258	491	229
MAY	279	327	223
JUNE	268	398	209
JULY	257	295	205
AUGUST	221	325	193
SEPTEMBER	128	552	151
OCTOBER	146	414	120
NOVEMBER	101	195	109
DECEMBER	129	395	80
	125		
		1985	
JANUARY	90	122	76
FEBRUARY	116	95	78
MARCH	90	87	79
APRIL	200	222	76
MAY	185	141	81
JUNE'	313	143	98
JULY	243	240	99
AUGUST	234	296	99
SLPT LMBLR	254	230	33
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET & ECONOMIC ANALYSIS BRANCH



AUG-85

RESIDENTIAL BUILDING PERMITS

URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	237	#	0	38	279	143
CAMROSE	2	0	0	0	2	_50
EDMONTON M.A.	181	0	0	0	181	52
FORT MCMURRAY	6	0	0	52	61	239
GRANDE PRAIRIE	20	2	0	0	22	267
LEDUC	2	0	0	0	2	_33
LETHBRIDGE	9	2	0	0	8	_27
LLOYDMINSTER(ALTA. PART)	24	0	0	0	24	_20
MEDICINE HAT	6	0	0	0	6	29
RED DEER	20	0	0	9	26	189
SPRUCE GROVE	ⅎ	0	0	0	#	_20
TOTAL	514	8	0	96	618	89

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET & ECONOMIC ANALYSIS BRANCH

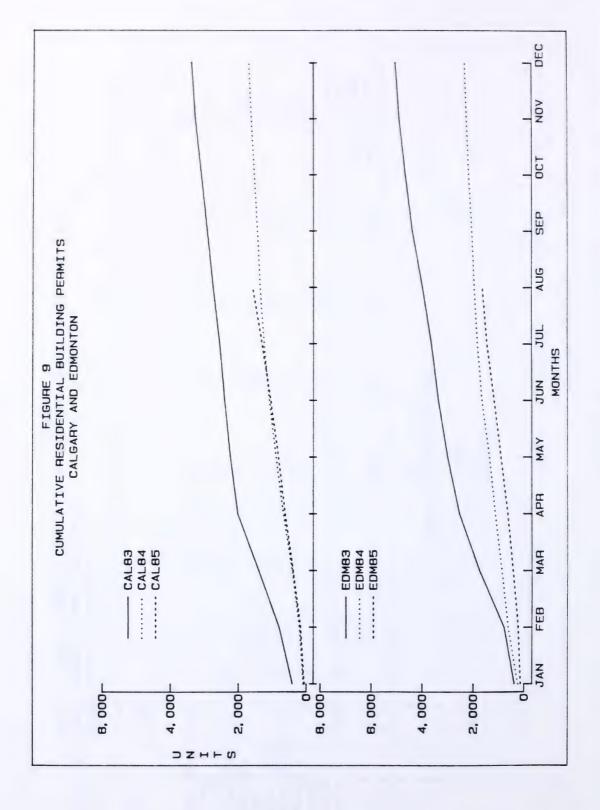


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED COMPARED WITH THE SAME

TIME PERIOD IN THE PREVIOUS YEAR

	CAI	CALGARY		CAMROSE	EDMONTO! (METRO)	>	FORT MCMURRAY	RAY	GRAND PRAIRIE	ND	LEDUC		LETHBRIDGE LLOYDMIN. (ALTA.PART	DGE L	LLOYDMIN. ALTA.PART	IN.	MEDICINE HAT		RED L	DEER	SP	SPRUCE
	1984	1985	1985 1984 1985	1985	1984	1985	1984	1985	1984 1985		1984 1	1985 1	1984 1	1985 1	1984 1	1985 1984		1985 1	1984 1	1985	1984	1985
JANUARY	85	65	0	2	239	139	1	3	1	5	+	2	11	5	3	15	2	0	12	2	က	-
FEBRUARY	196	168	0	2	622	228	#	17	3	80	2	3	25	7	8	56	10	2	20	11	2	2
MARCH	402	383	2	#	855	419	10	33	80	16	2	7	20	15	20	33	23		35	31	6	2
APRIL	670	618	17	6	1118	623	15	67	17	34	3	6	112	37	32	82	33	10	62	59	74	9
MAY	888	820	21	11	1350	968	75	104	27	42	7	14	133	54	43	100	35		96	74	30	80
JUNE	1087	1046	23	13	1642	1162	92	137	43	61	7	16	161	72	92	131	42		106	90	34	15
JULY	1245	1304	26	18	1815	1440	111	157	20	81	80	19	175	87	115	154	43		114	109	42	19
AUGUST	1360	1583	30	20	1934	1621	129	218	99	103	11	21	186	98	145	178	20		123	135	47	23
SEPTEMBER	1442		31		2034		137		62		11		194		147		84		132		20	
OCTOBER	1534		35		2161		150		69		11		200		169		83		142		52	
NOVEMBER	1629		39		2246		162		74		12		202		235		46		145		52	
DECEMBER	1701		107		2309		163		11		13		210		250		96		152		99	
PERCENT CHANGE	ANGE	16		_33		_16		69		† B		91		61-		23		2		10		-51
YEAK 1984 1985	JAN 358 239	FEB 895 474		MAR 1416 951	APR 2103 1554	MAY 2705 2140	JUN 3329 2768		JUL 3744 3430	TOTAL AUG 4071 4048	SEP 4324	_	OCT +612	<i>NOV</i> 4890		DEC 5134	PERCENT _1		CHANGE			
				-				1 1	1 1 1	1 1	1		1									1

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET & ECONOMIC ANALYSIS BRANCH

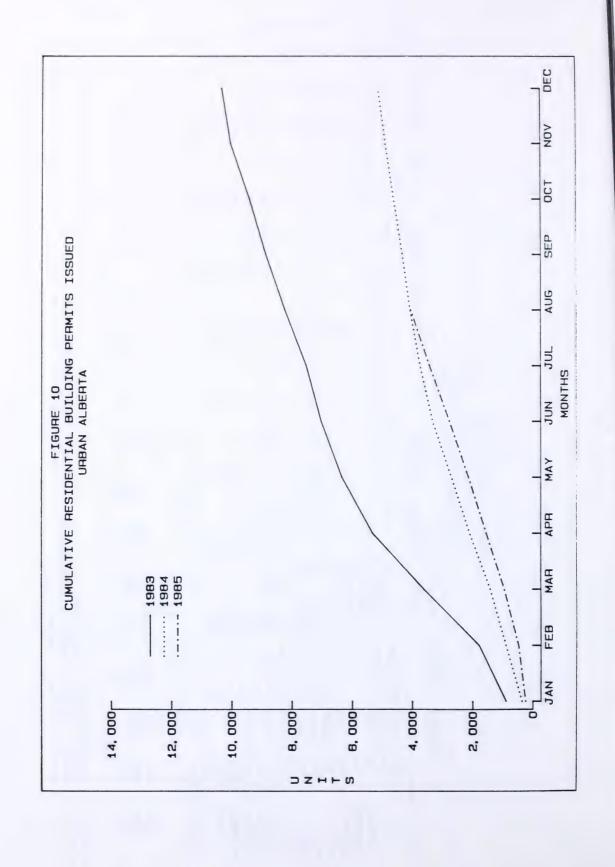


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED

IN URBAN\* ALBERTA
(NUMBER OF UNITS)
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	<sup>-</sup> 33
FEBRUARY	537	235	<b>-</b> 56
MARCH	521	477	-8
APRIL	687	603	- <sub>12</sub>
MAY	602	586	-3
JUNE	624	628	1
JULY	415	662	60
AUGUST	327	618	89
SLPTEMBER	253		
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	4048	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET & ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

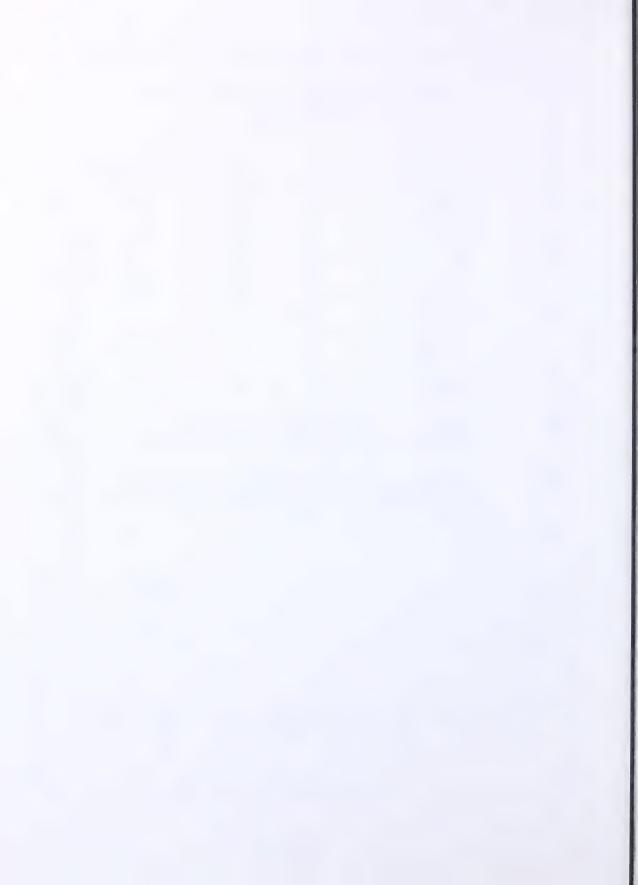
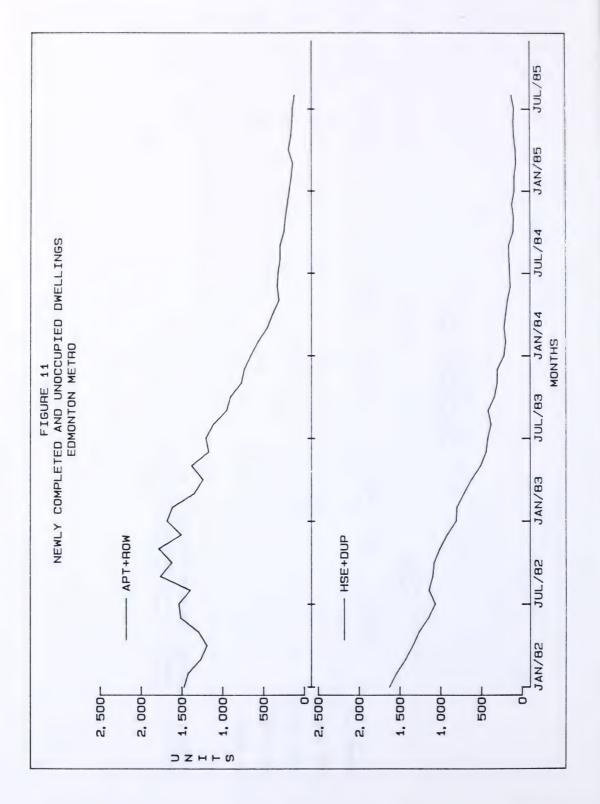


TABLE 14 RESIDENTIAL BUILDING PERMITS SELECTED RURAL AREAS

SINGLES	SINGLES	LES		MULTI	TOTAL	AL
	AUGUST-85	YEAR TO DATE	AUGUST-85			AUGUST-85 YEAR TO DATE
BONNYVILLE 1	1	51	0	0		51
COLD LAKE	0	69	0	157	0	226
GRAND CENTRE	က	15	22	38	25	53
ELK POINT	10	32	36	36	911	89
ST. PAUL	0	20	0	0	0	20

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET & ECONOMIC ANALYSIS BRANCH



## NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

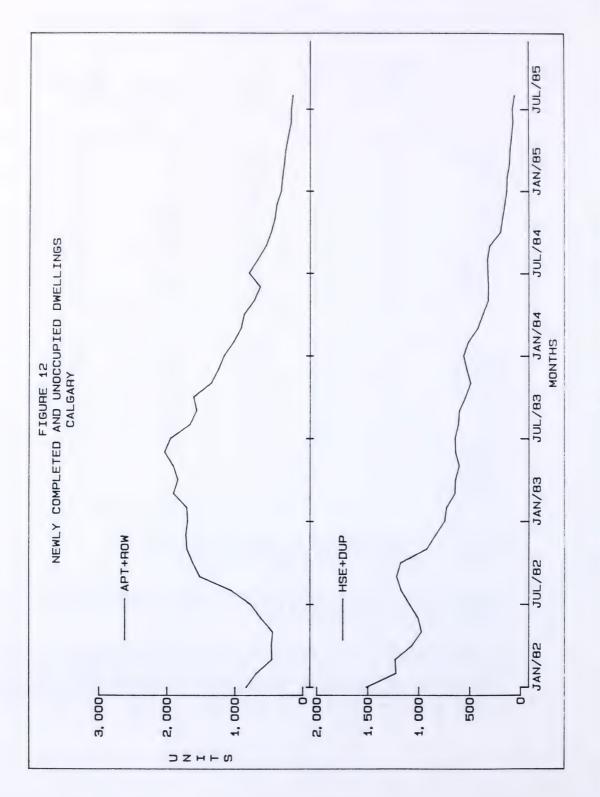
	AND	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	84		
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	395	. 55
		19	85		
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	97	165	262	141	37
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	125	121	246	296	54
SLPTLMBER					
OCTOBE 4					
NOVEMBER					
DECLMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET & ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.



## CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES	APARTMENTS			
	AND DUPLEXES*	AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	84		
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	198	468	666	172	35
NOVEMBER	178	413	591	247	35
DECEMBER	156	387	543	130	25
		19	85		
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MA RCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	58	148	206	213	56
SEPTLMBER					
OCTOBER					
NOVLMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET & ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

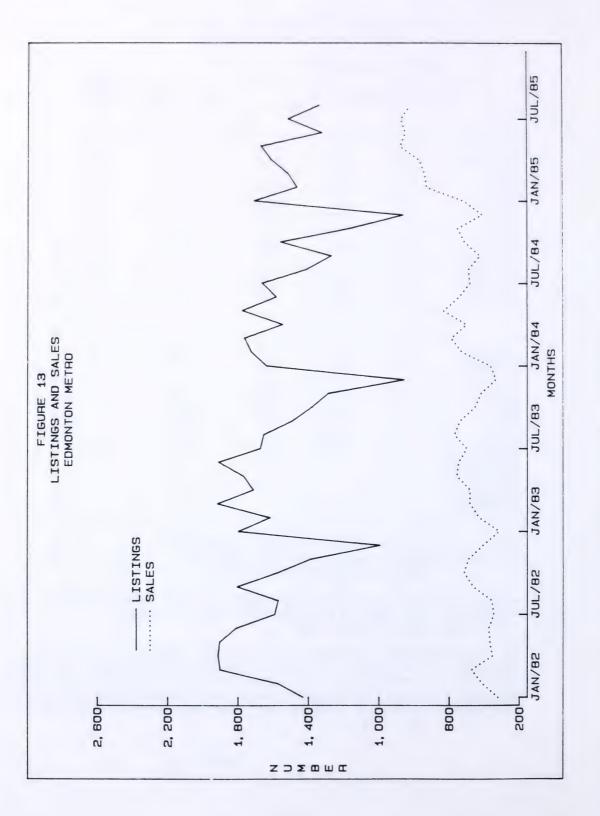


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

#### EDMONTON

		1984		
	LISTINGS	SALES	<i>RATIO</i>	AVERAGE
			OF SALES	SELLING
			TO LISTINGS	PRICL
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
		1985		
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET & ECONOMIC ANALYSIS BRANCH

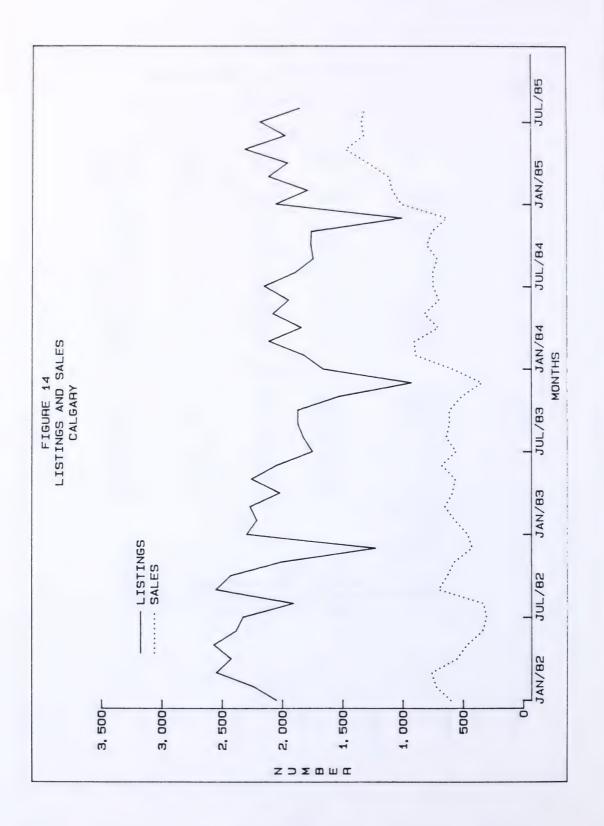


TABLE 18

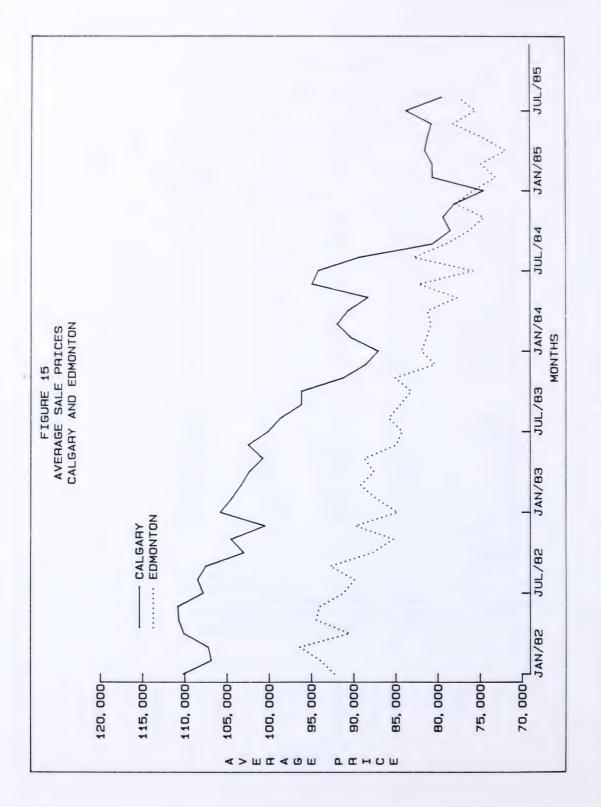
RESIDENTIAL LISTINGS, SALES AND PRICE

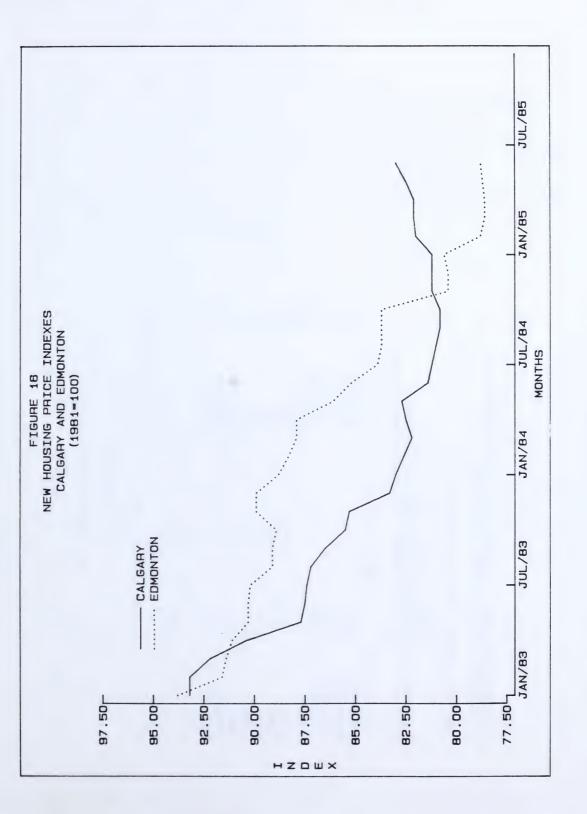
#### CALGARY

		1984		
	LISTINGS	SALES	RATIO	AVERAGE
			OF SALES	SELLING
			TO LISTINGS	PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
		1985		
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT

MARKET & ECONOMIC ANALYSIS BRANCH





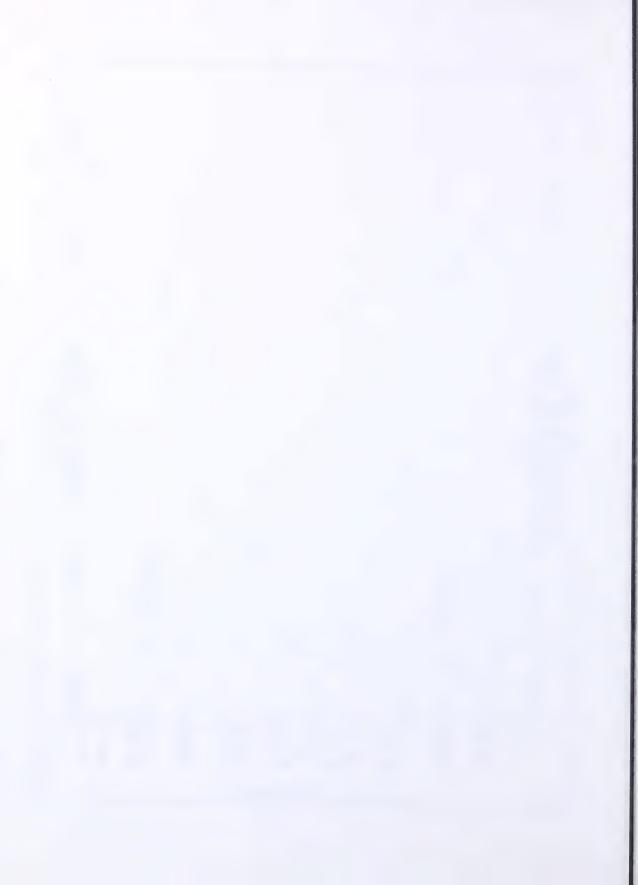


TABLE 19

# NEW HOUSING PRICE INDICES\*

1981=100

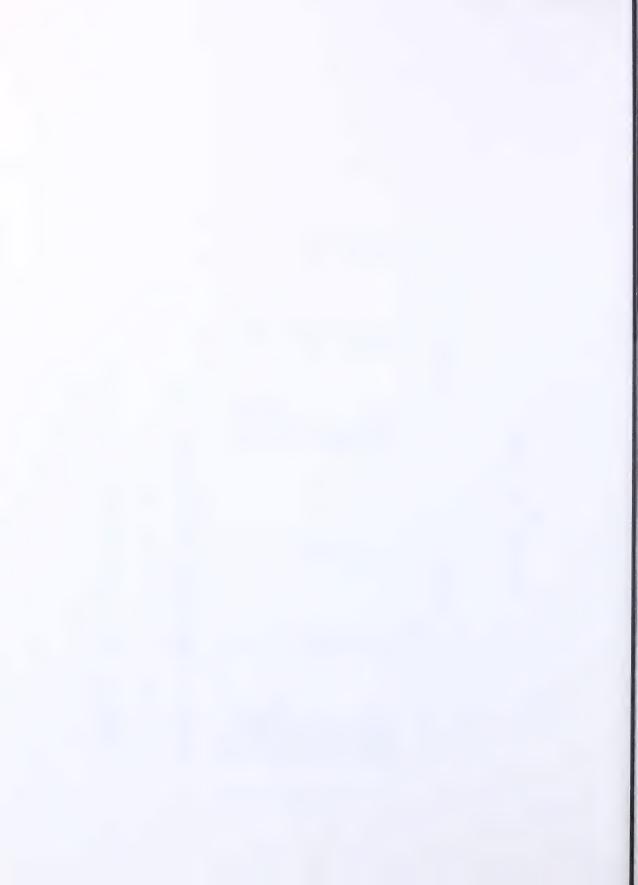
	C.	CALGARY**	EDM	SDMONTON***	
	1984	1985		1984	1985
JANUARY	83.0	81.2	JANUARY	88.8	80.6
FEBRUARY	82.6	82.0	FEBRUARY	88.3	78.8
MARCH	82.2	82.1	MARCH	87.9	78.6
APRIL	82.5	82.1	APRIL	87.9	78.6
MAY	82.7	82.5	MAY	86.1	78.7
JUNE	81.4	83.0	JUNE	85.2	78.8
JULY	81.2	83.5	JULY	83.9	79.0
AUGUST	81.0		AUGUST	83.7	
SEPTEMBER	80.8		SEPTEMBER	83.7	
OCTOBER	80.8		OCTOBER	83.7	
NOVEMBER	81.2		NOVEMBER	4.08	
DECEMBER	81.2		DECEMBER	4.08	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET & ECONOMIC ANALYSIS BRANCH

\*THE LAST FIGURE IS THE LATEST AVAILABLE

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

\*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS







# RESIDENTIAL CONSTRUCTION IN ALBERTA

SEPTEMBER 1985

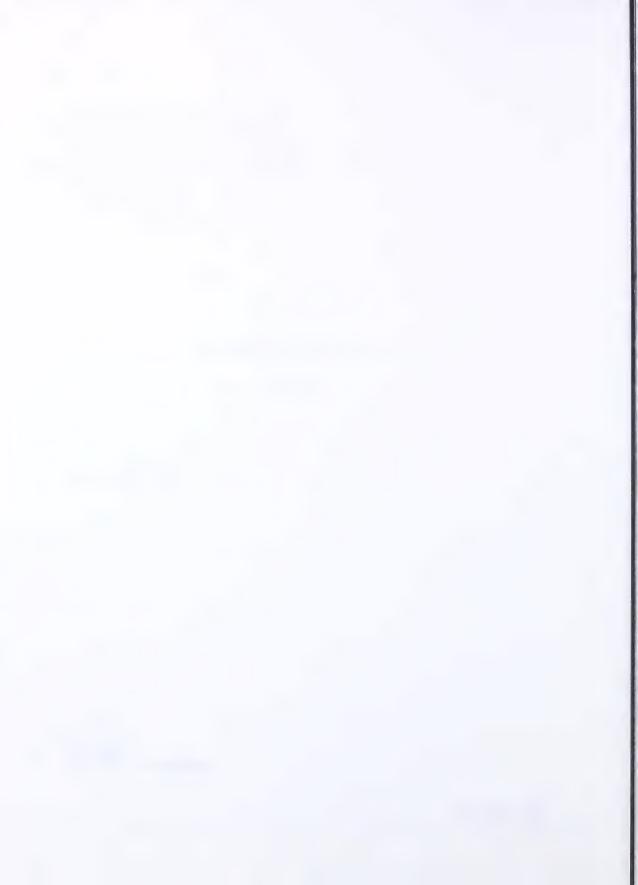




# RESIDENTIAL CONSTRUCTION IN ALBERTA

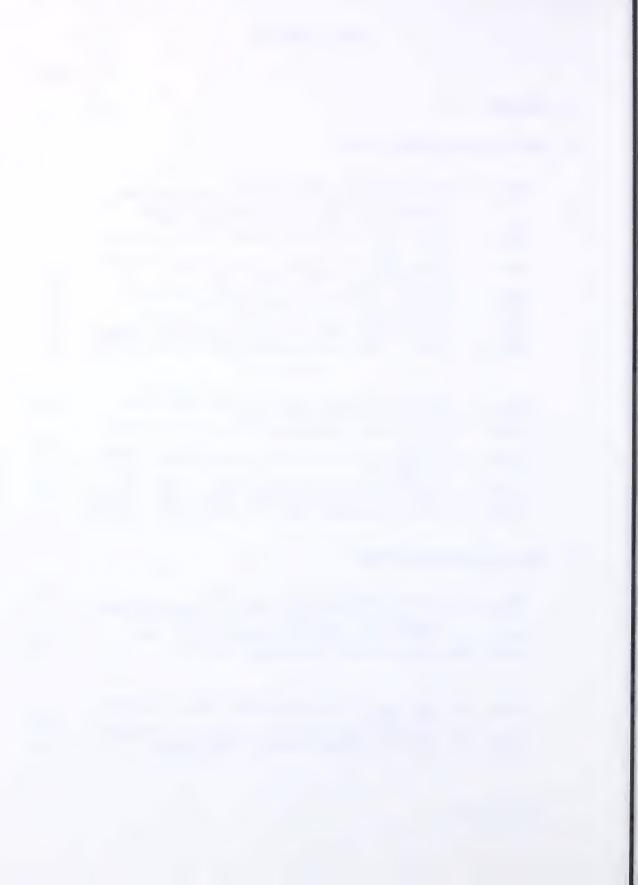
SEPTEMBER 1985

DEPARTMENT OF HOUSING

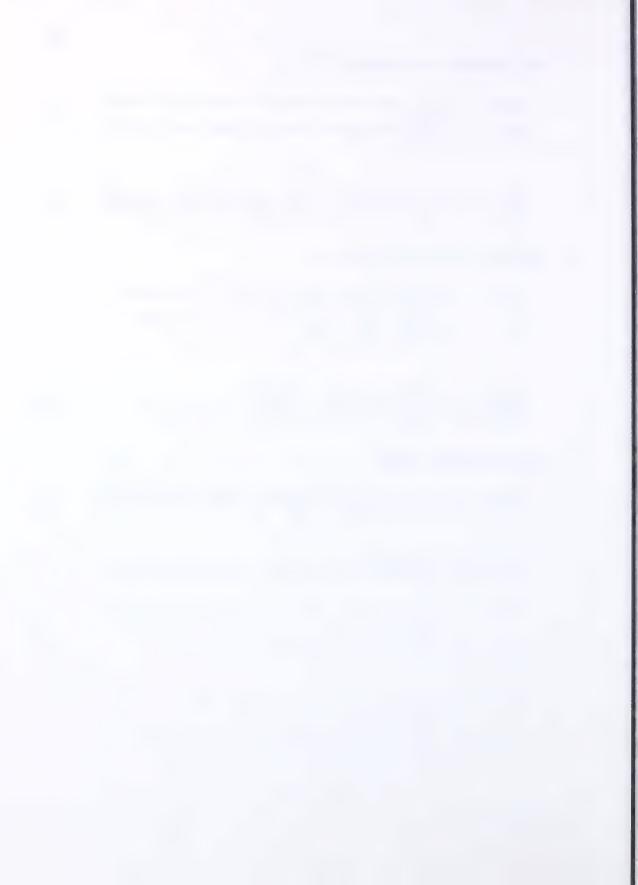


#### TABLE OF CONTENTS

			Page
Highlight	s		1
Residenti	al Co	enstruction Starts	
Table	1:	Housing Starts by Type and Towns	3
Table	2:	January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
Table	3:	Total Housing Starts by Month: 1984 - 1985	7
Table	4:	Total Single and Multiple Housing Starts by Month:	,
		1984 - 1985	9
Table	5:	Total Single and Multiple Housing Starts in Calgary	
		and Edmonton by Month: 1984 - 1985	11
Table	6:	Quarterly Housing Starts in Alberta (All Areas)	13
Table Table	7:	Housing Completions by Type and Towns Housing Under-Construction by Type and Towns	14 15
Table	8: 9:	Starts, Completions and Under-Construction - Calgary	17
Table	10:	Starts, Completions and Under-Construction - Edmonton	19
		* * *	
Figure	1:	Cumulative Housing Starts - Calgary and Edmonton	4
Figure		Total Number of Housing Starts	6
Figure	3:	Multiples as a Percentage of Total Starts - Urban	
		Alberta	8
Figure	4:	Multiples as a Percentage of Total Starts - Calgary	
F1	-	and Edmonton	10
Figure			12
Figure		Starts, Completions and Under-Construction - Calgary Starts, Completions and Under-Construction - Edmonton	16 18
rigure	, .	Startes, compretions and onder-construction - Edmonton	10
Residenti	al Ru	ilding Permits	
nes raener	41 00	The ting of criminal	
Table	11:	Building Permits by Type and Towns	21
Table			
		Compared With Same Period in the Previous Year	23
Table	13:	Total Building Permits by Month: 1984 - 1985	25
Table	14:	Building Permits for Selected Rural Areas	26
		* * * *	
Figure	8:	Total Number of Building Permits Issued Each Month -	
		Urban Alberta	20
Figure		Cumulative Building Permits - Calgary and Edmonton	22
Figure	10:	Cumulative Building Permits - Urban Alberta	24



		ray
Newly Comp	leted and Unoccupied Dwellings	
Table	15: Newly Completed and Unoccupied Dwellings by Month - Edmonton	<b>2</b> 8
Table		30
	* * *	
Figure Figure	3	27 29
Multiple L	istings Service (M.L.S.)	
Table	17: Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	32
Table	18: Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	34
	* * *	
Figure Figure Figure	14: Listings and Sales - Calgary	31 33 35
New Housin	g Price Indexes	
Table	19: New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	37
	* * *	
Figure	16: New Housing Price Indexes in Calgary and Edmonton	36



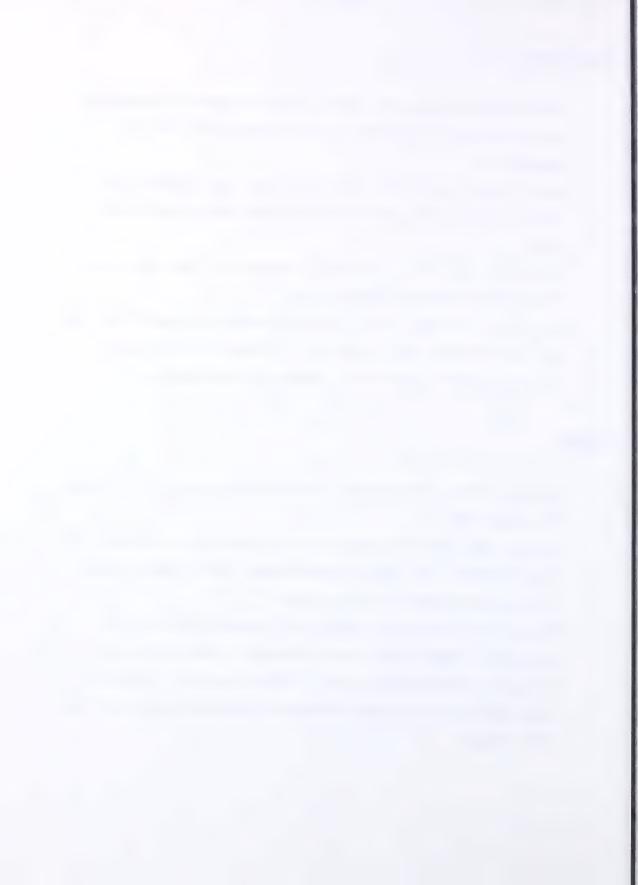
#### Highlights

### Urban Alberta

- ° For the third straight month, housing starts in September increased from the previous year to 726 units, a jump of 101% from 361 units in September 1984.
- O However, total starts to date are still 3% lower than September 1984 levels. Multiples are 18% lower than last year while singles are 2% lower.
- ° Units under construction in September increased from last month to 2,401 of which 23% or 548 were apartment units.
- The number of building permits issued in September increased by 164% over the same period last year to 668 units. This represents the forth straight time that a year-to-year increase has been recorded.

## Calgary

- ° Calgary's starts increased again to 283 units last month, a 65% increase from August 1984.
- O However, total starts for the year are still down 4% to 1,447 units from 1,512 for 1984. Only 7 multiples were started for this year. Single family starts decreased 2% over last year.
- O Housing under construction continued to increase to 969 units (221 apartments, 2 semis and 746 singles) from 925 the month before, a reflection of the increased starts in the last quarter. Inventory of newly completed and unoccupied housing also increased to 214 units from 206 in August.



- Building permits decreased to 201 units (197 singles and 4 multiples) in September, down 28% from the month before, but up 145% from the same month last year. Total building permits to date are 24% ahead of last year.
- The resale housing market continued to be very active with 1,083 residential units sold during the month. Sales last month were 52% higher than in September 1984.
- The average resale house price increased slightly to \$80,235 from \$79,535 last month. The new house price index continued to show an upward trend to 84.0 in August.

### Edmonton

- Edmonton's housing starts fell 6% compared to the previous month to 278 units in September, but increased 117% compared to September 1984.
- ° Total starts for the year, however, declined 10% compared to the same period 1984, mainly due to decreases in single family starts.
- O Housing under construction dropped 8% from the month before to 923 units. Inventory of newly completed and unoccupied units also decreased to only 185 units while the rate of absorption reached an all-time high to 65% last month.
- ° In the resale market, the number of houses sold rose 91% over the same month last year to 804 units.
- Despite the record sales, the average selling price decreased 6% to \$73,153 from \$77,514 last month. However, the new house price index continued to increase to 80.1 in August.

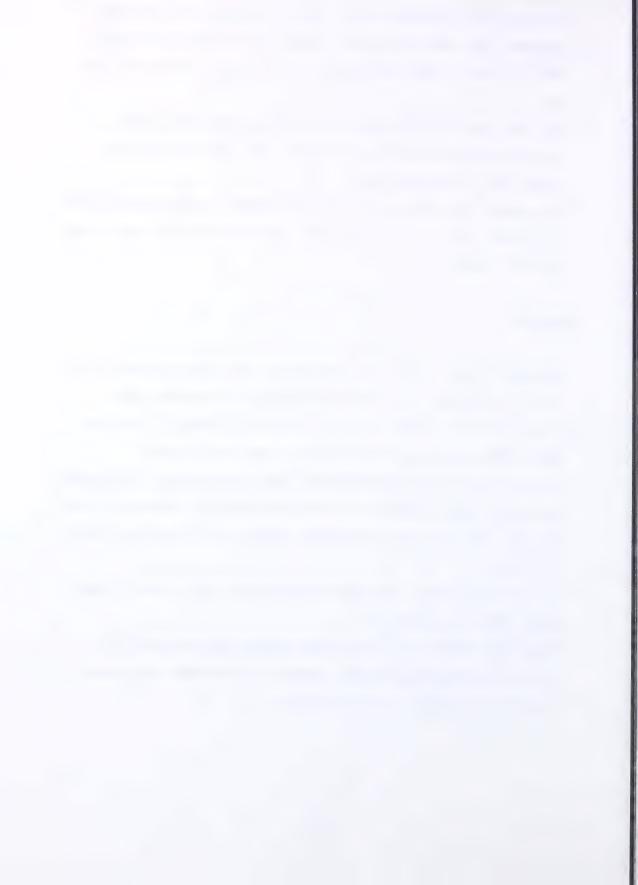


TABLE 1

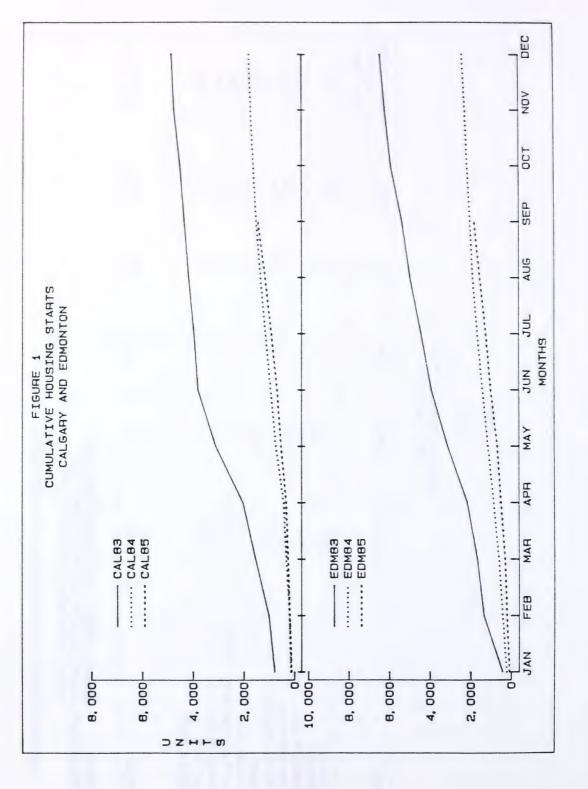
SEP-85

HOUSING STARTS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALCARY CAMROSE EDMONTON M.A. FORT MCMURKAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER.ALTA. PART) MEDICINE HAT	283 11 278 10 17 2 15 11	000000000	000000000	000 # 000 6	283 278 54 19 15 15 16	65 117 1184 184 -33 100 280
HED DEER SPRUCE GROVE	18	00 (	90 (	00	24	2300 _ 13
IOIAL	199	7	0	TC	071	101

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



SEP-85

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SIN	SINGLES	SEA	SEMIS	R	ном		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	\$ 1 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9
CALGARY	1464	1440	ŧ	2	† †	2	0	0	1512	1447	, <del>1</del>
CAMROSE	1025	1707	0 80	0	0	0 0	12	0	25	20	_20
FORT MCMURRAY	89	175	0	0	0	0	52	44	141	219	55
GRANDE PRAIRIE	19	116	9	2	0	0	0	0	70	118	69
LEDUC	17	21	0	0	0	0	0	0	17	21	24
LETHBRIDGE	140	69	16	80	0	0	5	18	161	98	-41
LLOYDMINSTER(ALTA. PART)	63	74	0	0	80	0	0	87	71	161	127
MEDICINE HAT	57	54	2	0	0	0	0	0	59	54	89
RED DEER	107	116	0	2	21	22	#	0	132	140	9
SPRUCE GROVE	148	26	0	0	0	0	0	0	8 17	26	94_
TOTAL PERCENT CHANGE BY TYPE	3887	3818	56	38	219	48 -78	82	208 154	4244	4112 -3	£_

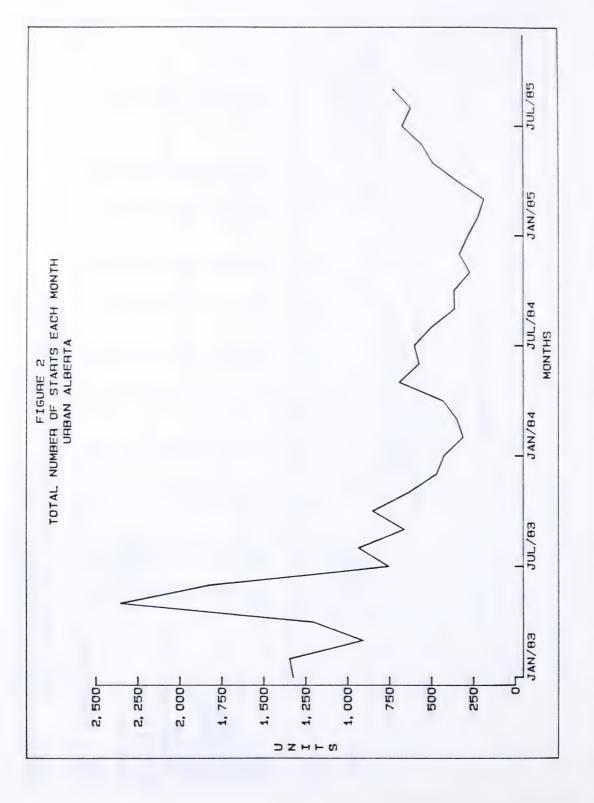


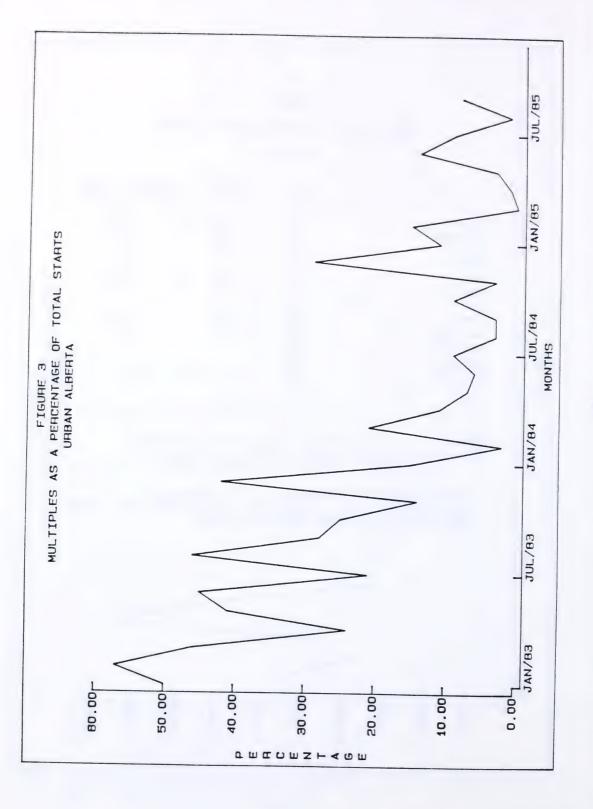
TABLE 3

MONTHLY HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FLBRUARY	311	222	-29
MARCH	349	187	-46
APRIL	432	347	-20
MAY	691	493	-29
JUNE	574	558	-3
JULY	602	674	12
AUGUST	499	623	25
SEPTEMBER	361	726	101
OCTOBER	364		
NOVEMBER	270		
DECLMBER	332		
TOTAL	5210	4112	

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



SINGLE AND MULTIPLE HOUSING STARTS

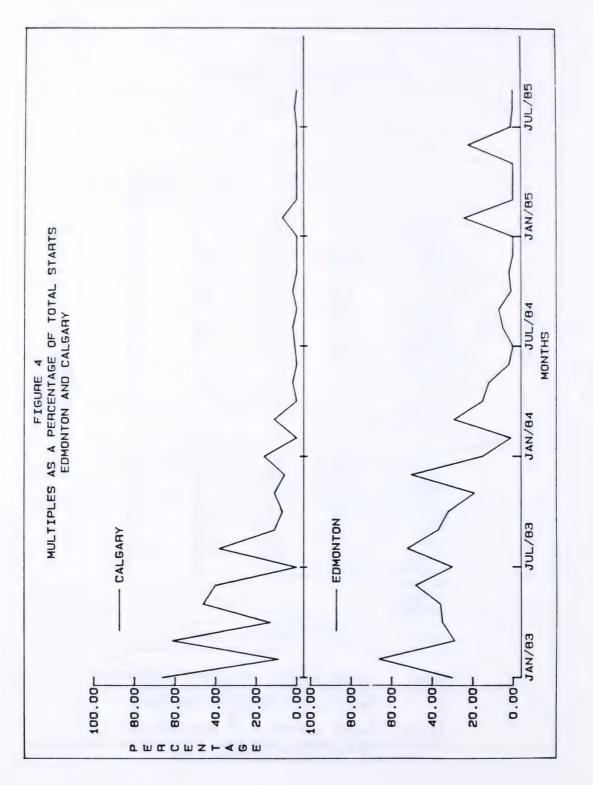
# SINGLE AND MULTIPLE HOUSING STARTS IN URBAN\* ALBERTA

TABLE 4

1984-1985
1304 1303

		1984		
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	6.5	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
		1985		
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	726	667	59	8
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	4112	3818	294	

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND ELMONTON TABLE 5

		CALGARI	I	+06T			ELMONION (MEIRO)		
1 1 1 1 1 1 1 1 1 1 1	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANIJARY	142	119	23	16	JANUARY	220	188	32	15
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	+
MARCH	127	113	14	11	MARCH	173	122	51	29
APRIL	105	105	0	0	APRIL	258	219	39	15
MAY	306	301	5	2	MAY	279	245	34	12
JUNE	202	202	0	0	JUNE	268	264	<b>#</b>	1
JULY	209	207	2	1	JULY	257	257	0	0
AUGUST	192	188	#	2	AUGUST	221	209	12	5
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	6	7
OCTOBER	119	115	#	6	OCTOBER	146	144	2	1
NOVEMBER	102	102	0	0	NOVEMBER	101	66	2	2
DECEMBER	70	70	0	0	DECEMBER	129	129	0	0
	1 1 1	† † † †	1 1 1			1 1	8 8	1 1 1	8 8
TOTAL	1803	1751	52	e	TOTAL	2384	2197	187	80
8 6 8 8 8 8 8 8	8 8 8 8 8 8	CALGARY	Y	1985	2	EDMON	EDMONTON (METRO)	8 8 8 8 8 9	9 6 6 9 9 9
JANUARY	118	118	0	0	JANUARY	90	90	0	0
FEBRUARY	73	68	2	7	FEBRUARY	116	88	28	24
MAHCH	99	99	0	0	MARCH	90	06	0	0
APRIL	76	16	0	0	APRIL	200	200	0	0
MAY	202	202	0	0	MAY	185	185	0	0
JUNE	152	152	0	0	JUNE	313	245	68	22
JULY	234	234	0	0	JULY	243	241	2	1
AUGUST	243	241	2	4	AUGUST	296	290	9	2
SEPTEMBER	283	283	0	0	SEPTEMBER	278	278	0	0
OCTOBER NOVEMBER DECEMBER					OCTOBER NOVEMBER DECEMBER				
	1	8 9 8 8	1 1 1 1	1 1 1 1 1		1 1	1 1	1 1 1 1	1 1 1
TOTAL	1447	1440	7		TOTAL	1811	1707	104	

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

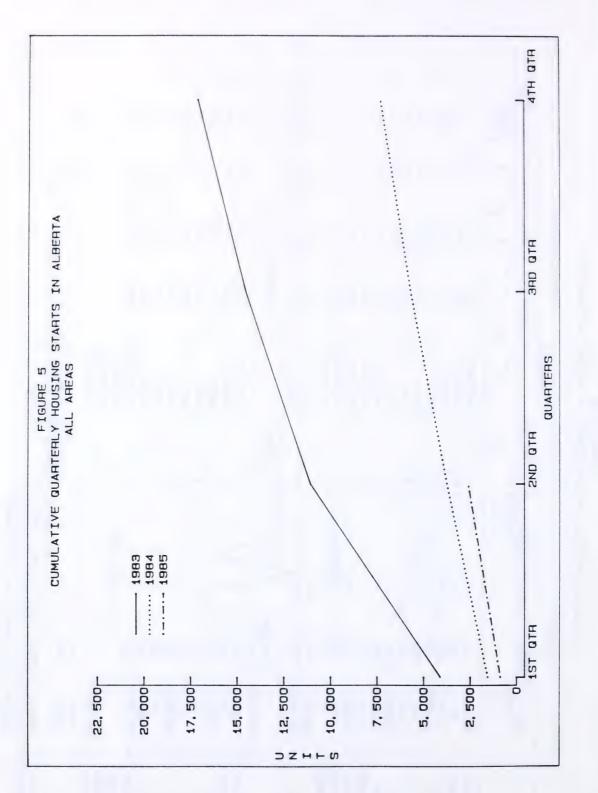


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA ALL AREAS

1984 - 1985

			CHANGE
FIRST QUARTER SECOND QUARTER THE TOTAL ON A DETER	1548 2186 1947	873 1723	7µµ
FOURTH QUARTER	1614	2596	

TABLE 7

SEP-85

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

$c_{IIY}$	SINGFES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARI	239	00	00	00	239	17
EDMONTON M.A.	174	2 0	19	83	278	_50
FORT MCMURRAY	27	0	0	0	27	09_
GRANDE PRAIRIE	17	0	0	0	17	*
LEDUC	#	0	0	0	<b>±</b>	300
LETHBRIDGE	14	0	0	0	14	47-
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	-82
MEDICINE HAT	ħ	0	0	0	†	300
RED DEER	10	0	0	0	10	006
SPRUCE GROVE	2	0	0	0	2	7.8
TOTAL	493	2	19	83	597	_39

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

SEP-85

HOUSING UNDER-CONSTRUCTION BY TYPE

URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	746	2	0	221	696	<b>†</b>
CAMROSE	6	0	0	65	14	289
EDMONTON M.A.	752	20	18	133	923	_39
FORT MCMURRAY	143	0	0	tıtı	87	117
GRANDE PRAIRIE	†\t	2	0	0	94	tit
LEDUC	9	0	0	0	9	20
LETHBRIDGE	61	9	0	18	85	714
LLOYDMINSTER(ALTA. PART)	011	0	0	37	77	108
MEDICINE HAT	ħħ	0	0	30	74	106
RED DEER	04	9	0	0	947	_87
SPRUCE GROVE	14	0	0	0	14	100
TOTAL	1799	36	18	845	2401	-24
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8

TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1984	
	STARTS		UNDER-CONSTRUCTION
JANUARY	142	184	2386
LEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698
		1985	
JANUARY	118	115	701
FEBRUARY	73	277	497
MA RCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST SEPTEMBER	243 283	213 239	925 969
OCTOBER	203	233	303
NOVEMBER			
DECEMBER			
DECEMBER			

TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1984	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	284
FEBRUARY	204	448	259
MA RCH	173	216	254
PRIL	258	491	22
1A Y	279	327	22
TUNE	268	398	20
ULY	257	295	20
NUGUST	221	325	19
SEPTEMBER	128	552	15
CTOBER	146	414	12
OVEMBER	101	195	10
DECEMBER	129	395	8
		1985	
ANUARY	90	122	7(
EBRUARY	116	95	7
ARCH	90	87	7
PRIL	200	222	7
IA Y	185	141	8
UNE	313	143	9
ULY	243	240	9
UGUST	296	296	9
SEPTLMBER	278	278	9
CTOBER	210	216	9
OVEMBER DECEMBER			

TABLE 11

SEP-85

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. FORT MCMURKAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER, ALTA. PART) MEDICINE HAT	197 3 227 26 14 5 13 30	±000000000	00000 # 000	22 22 0 0 0 0 0	201 3 249 26 14 14 9 108 19	145 200 149 225 133 * 88 5300
HED DEEN SPRUCE GROVE TOTAL	16 3 553	o	00 6	100	3 3 668	164
				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BHANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

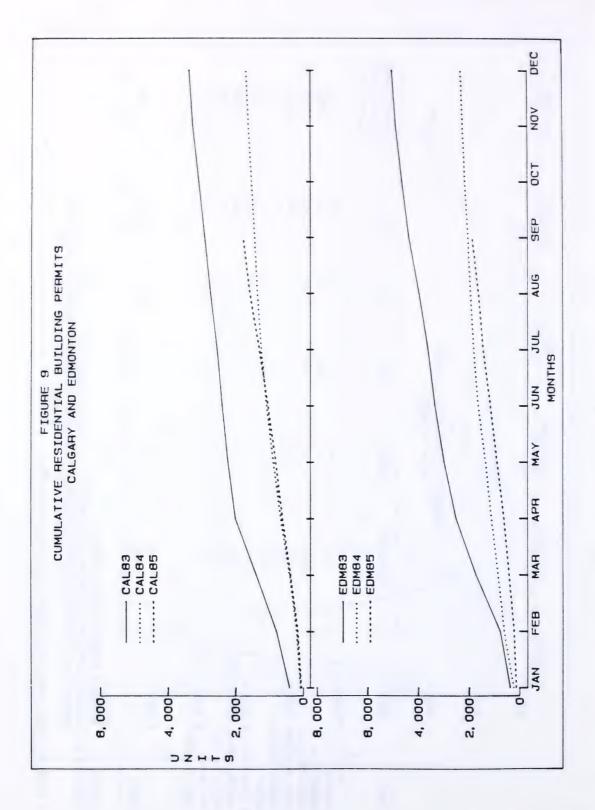


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR

	CA	CALGARY		CAMROSE	EDMO	MONTON ETRO)	FORT MCMURRAY	RAY	GRAND PRAIRIE	ND	LEDUC		LETHBRIDGE LLOYDMIN. (ALTA.PART	DGE 1	LLOYDMIN. ALTA.PART	IIN.	MEDICINE	TINE	RED	DEER	SP	SPRUCE GROVE
1 1 1 1 1 1 1	1984	1985	1985 1984 1985	1985	1984	1985	1984	1985	1984	1985	1984 1	1985 1	1984 1	1985 1	1984 1	1985 1	1984 1	1985	1984	1985	1984	1985
JANUARY	85	65	0	2	239	139	1	8	-	5	1	2	11	5	က	15	2	0	12	2	3	1
FUBRUARY		168	0	2	622	228	#	17	3	8	2	3	25	7	æ	26	10	2	20	11	2	2
MARCH		383	2	#	855	419	10	33	8	16	2	7	50	15	20	33	23	5	35	31	6	5
APKIL	670	618	17	6	1118	623	15	67	17	34	3	6	112	37	32	82	33	10	62	59	24	9
MAY		820	21	11	1350	968	75	104	27	42	7	14	133	54	43	100	35	17	96	74	30	8
JUNE		1046	23	13	1642	1162	92	137	43	61	7	16	161	72	92	131	42	25	106	90	34	15
JULY		1304	26	18	1815	1440	111	157	50	81	80	19	175	87	115	154	43	42	114	109	42	19
AUGUST		1583	30	20	1934	1621	129	218	99	103	11	21	186	98	145	178	50	51	123	135	47	23
SEPTEMBER		1784	31	23	2034	1870	137	244	62	117	11	30	194	110	147	286	84	70	132	156	20	26
OCTOBER			35		2161		150		69		11		200		169		83		142		52	
NOVEMBER			39		2246		162		74		12		202		235		46		145		52	
DECEMBER			107		2309		163		11		13		210		250		96		152		56	
PERCENT CHANGE	HANGE	24		726		æ	1 1 1	78	t t	83		173		_t+3		95		_17		18		_t+8
										TOTAL												
YEAR	JAN	PEB		MAR	APR	MAY	20		JUL	AUG	SEP		oct	NOV		DEC	PERCENT	_	CHANGE			
1984	358	895		116	2103	2705	3329		3744	4071	432	_	1612	4890		34						
1985	239	474		151	1554	2140	276	.,	430	8404	471	9					6					
		1			1	1	1 1 1	1	1 1 1	1 1 1	1		1	-	-			1	-	1	1	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

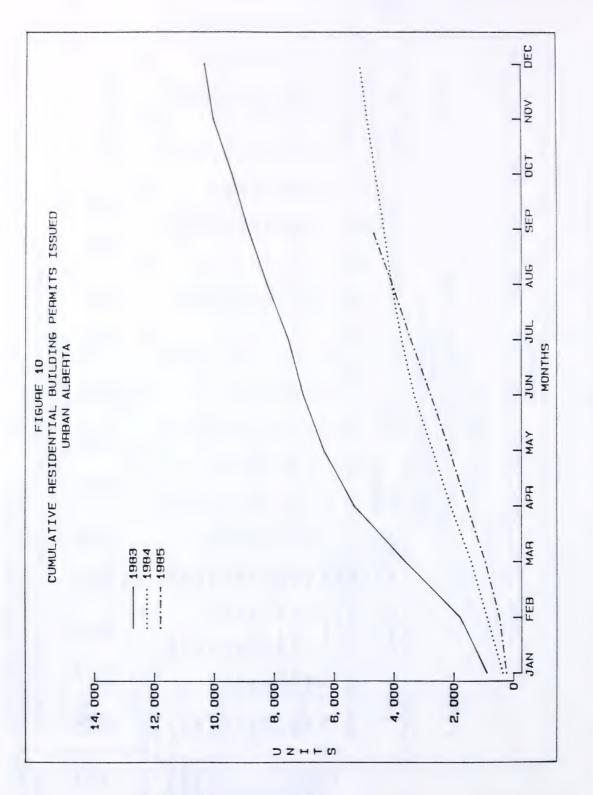


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED

IN URBAN\* ALBERTA
(NUMBER OF UNITS)
1984-1985

	1984	1985	PERCENT CHANGE
 JANUARY	358	239	-33
FEBRUARY	537	235	<sup>-</sup> 56
MARCH	521	477	-8
APRIL	687	603	- <sub>12</sub>
MAY	602	586	<b>-</b> 3
JUNE	624	628	1
JULY	415	662	60
AUGUST	327	618	89
SEPTEMBER	253	668	164
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	4716	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

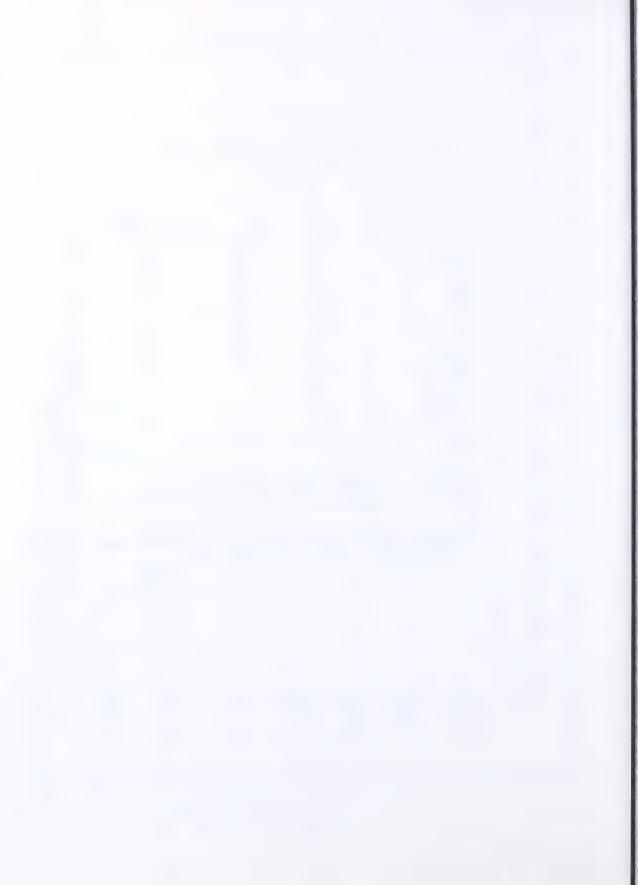
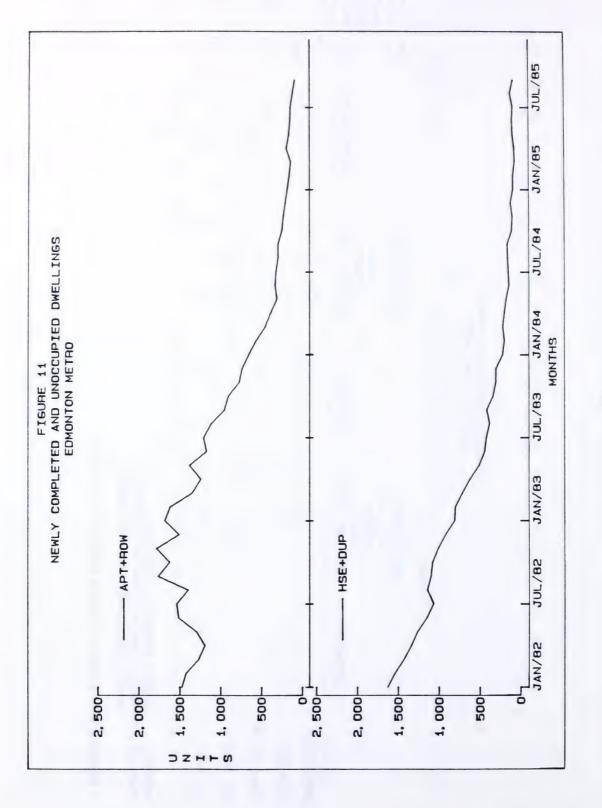


TABLE 14 RESIDENTIAL BUILDING PERMITS SELECTED RURAL AREAS

		VEAR 7	E e		YEAR I	YEAR TO DATE		YEAR 1	YEAR TO DATE
		TOUT	YEAR TO DATE		1 1	8 8 8 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
Andas	SEPTEMBER-85	F   C   C   C   C	PERCENT   CHANGE   CHANGE	SEPTEMBER-85	P   C   1985   O	PERCENT   CHANGE 1985   OVER 1984	SEPTEMBER-85	198510	PERCENT   CHANGE 1985   OVER 198 <sup>L</sup>
BONNVILLE	7	ή9	100	30	09	т 3	37	124	89
COLD LAKE	#	73	30	0	157	*	ŧ	230	311
COBE THE CENTRE	0	17	89	12	50	525	14	67	194
THAIND CENTIL		4.1	413	0	36	_12	6	77	57
ST. PAUL	. 4	21	75	0	0	*	-	21	75

\* PHEVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

- 26 -



# EDMONTON METRO NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

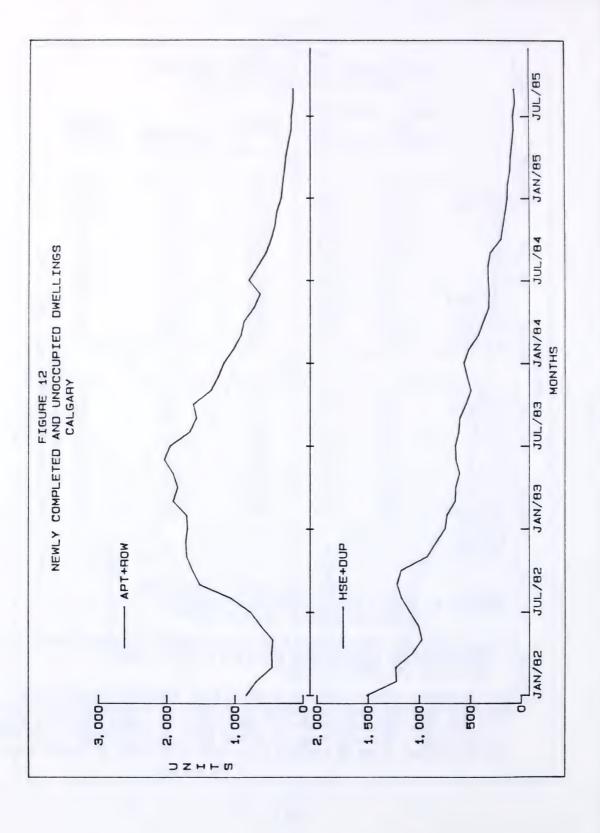
	HOUSES	APARTMENTS			
	AND		TOTAL	201 T I T T T T T T T T T T T T T T T T T	ABSORP.
	DUPLEXES*	ROWHOUSES**		COMPLETIONS	PERCENT
		19	84		
JANUARY	220	656	876	425	40
	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST -	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	395	55
		19	85		
JANUARY	93	184	277	122	39
FLBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78		273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	125	121	246	296	54
SEPTEMBER		94	185	278	65
OCTOBER	31	34	103	210	03
NOVEMBER					
DECEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.



# CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES AND	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
	DUFLEXES		84	COMFEETIONS	PERCENT
			84 		
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE'	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST		665	992	282	29
SEPTEMBER		543	847	288	34
OCTOBER	198	468	666	172	35
NOVEMBER	178	413	591	247	35
DECEMBER	156	387	543	130	25
יום ביים			85	100	
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	137	322	459	115	30
	132	302	434	277	41
	108	276	384	101	28
	103	255	358	65	20
	87	218	305	101	34
	74	176	250	79	35
	79	172	251	169	40
	58	148	206	213	56
	68	146	214	239	52

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

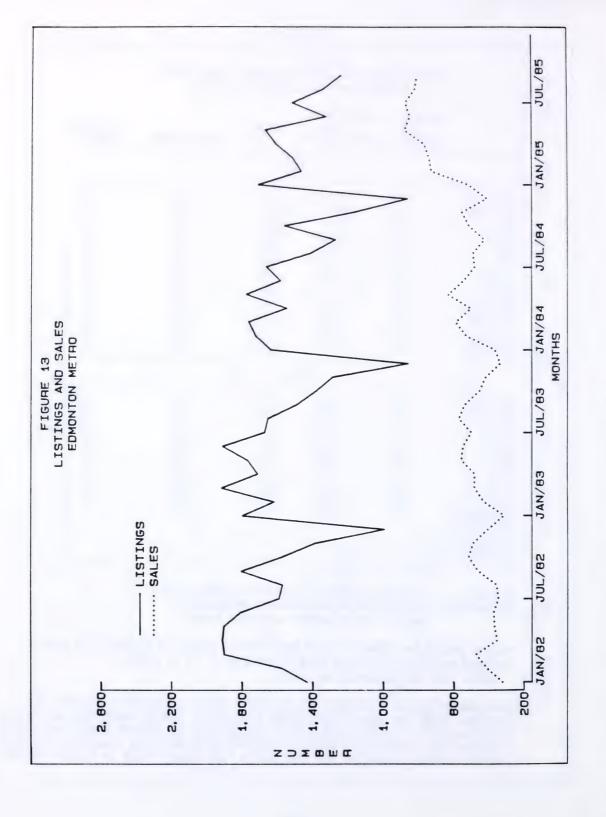


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

# EDMONTON

		1984		
	LISTINGS	SALES	RATIO	AVERAGE
	TISIINGS	SALLS	OF SALES	SELLING
			TO LISTINGS	PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
		1005		
		1985		
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

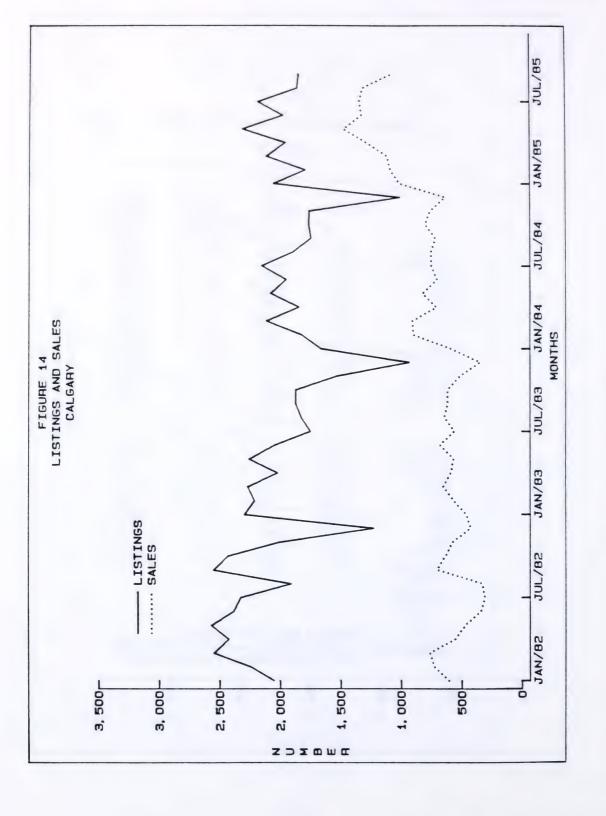


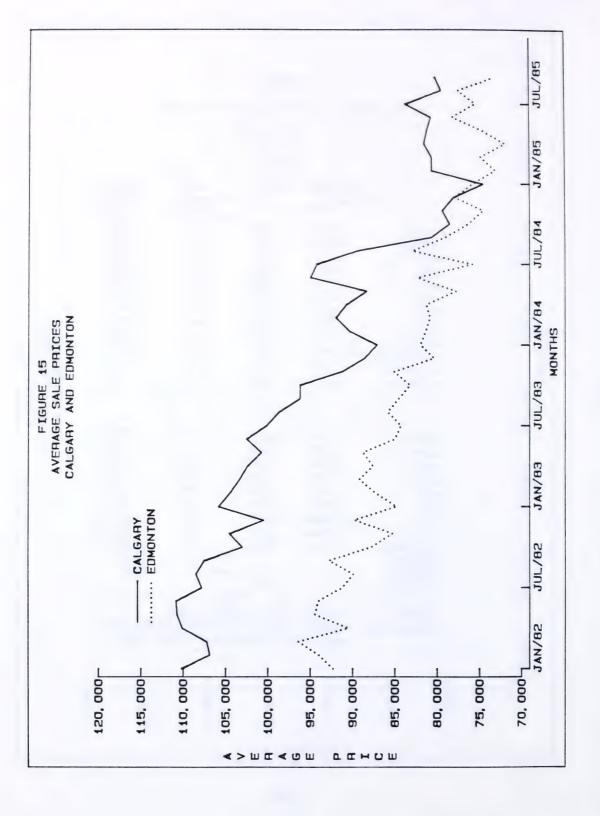
TABLE 18 RESIDENTIAL LISTINGS, SALES AND PRICE

#### CALGARY

		4000		
		1984		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
		1985	• • • • • • • • • • • • • • • • • • • •	
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER NOVEMBER DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT

MARKET AND ECONOMIC ANALYSIS BRANCH



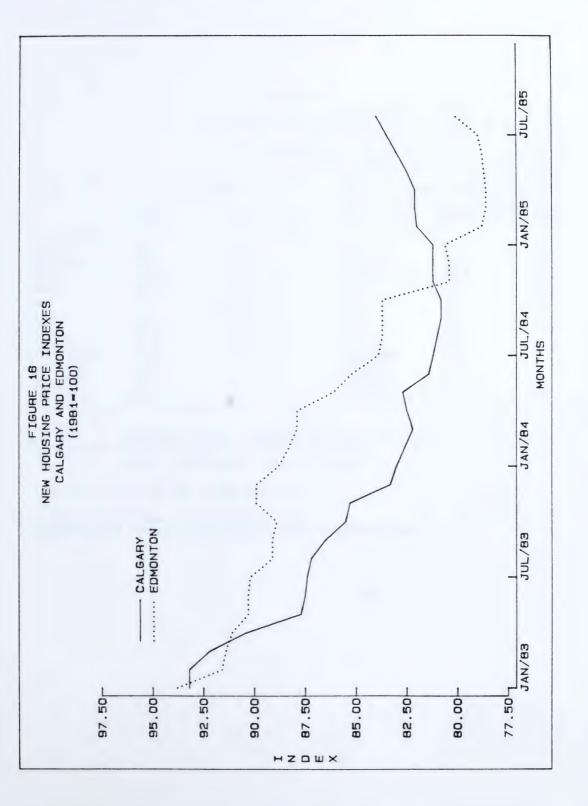




TABLE 19

NEW HOUSING PRICE INDICES\*

1981=100

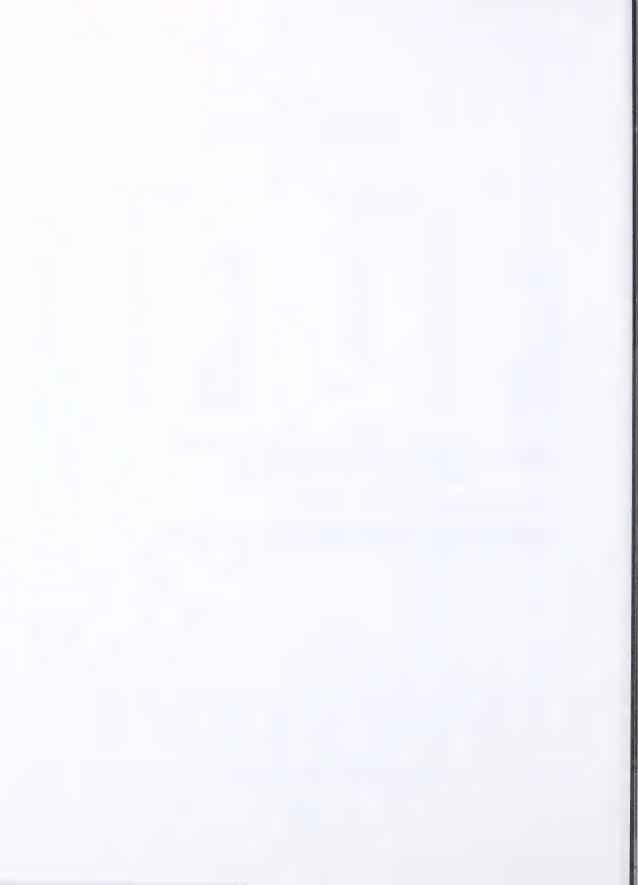
	C	ALGARY**	EDM	ONTON***	
	1984	1985		1984	1985
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	83.0 82.6 82.2 82.5 82.7 81.4 81.2 81.0 80.8 80.8	81.2 82.0 82.1 82.1 82.5 83.0 83.5 84.0	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	88.8 88.3 87.9 87.9 86.1 85.2 83.9 83.7 83.7 83.7	80.6 78.8 78.6 78.6 78.7 78.8 79.0 80.1

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup>THE LAST FIGURE IS THE LATEST AVAILABLE

<sup>\*\*</sup>REPRESENTS SINGLE DETACHED HOUSES ONLY

<sup>\*\*\*</sup>REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



ALLG



# RESIDENTIAL CONSTRUCTION IN ALBERTA

OCTOBER 1985





## RESIDENTIAL CONSTRUCTION IN ALBERTA

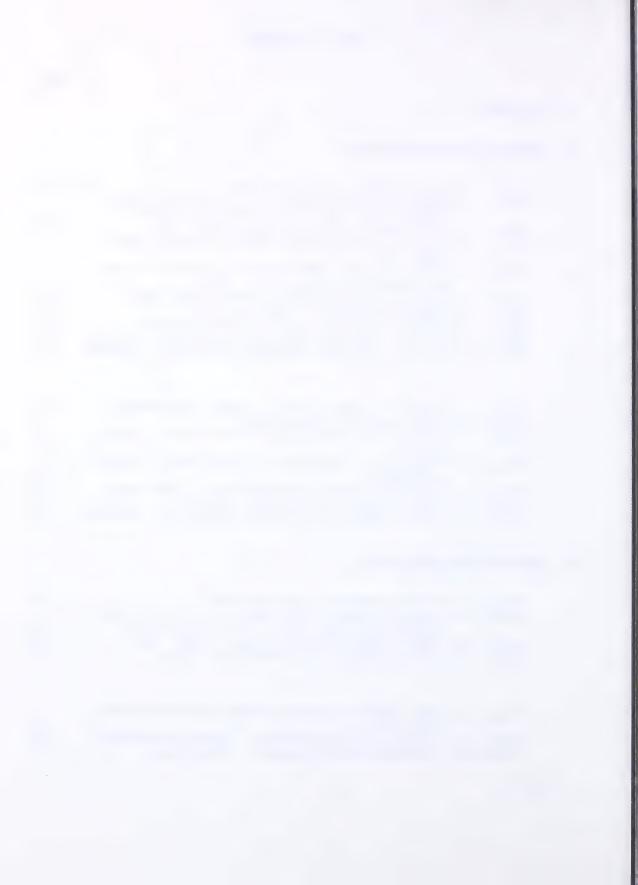
OCTOBER 1985

ALBERTA DEPARTMENT OF HOUSING

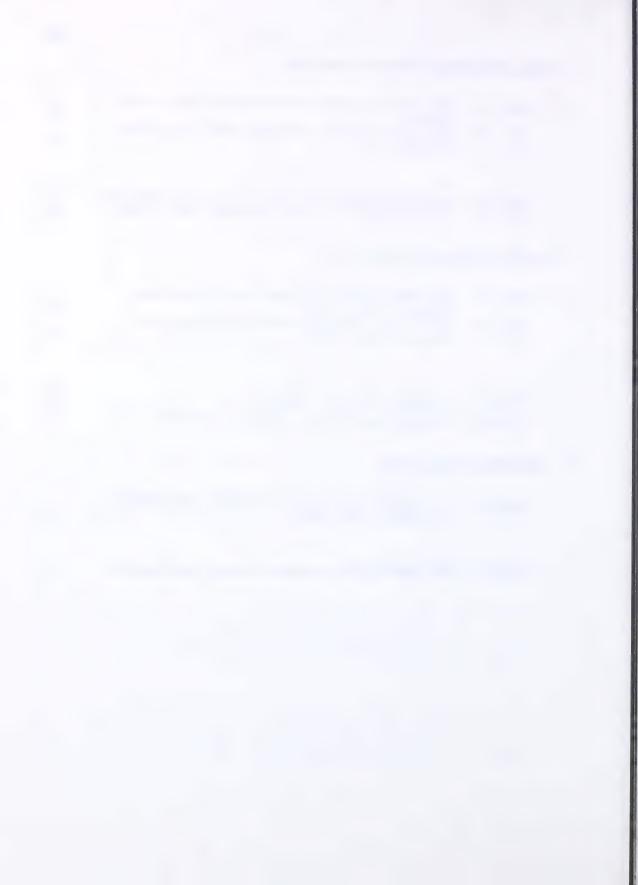


#### TABLE OF CONTENTS

				Page
١.	Highlight:	<u>s</u>		1
3.	Residenti	al Co	enstruction Starts	
	Table	1:	Housing Starts by Type and Towns	3
	Table	2:	January to Date Housing Starts by Type and Towns,	-
	Table	3:	Compared With Same Period in the Previous Year Total Housing Starts by Month: 1984 - 1985	5 7
	Table	4:	Total Single and Multiple Housing Starts by Month:	,
	74516	٠.	1984 - 1985	9
	Table	5:	Total Single and Multiple Housing Starts in Calgary	
	T 13		and Edmonton by Month: 1984 - 1985	11
	Table Table	6: 7:	Quarterly Housing Starts in Alberta (All Areas) Housing Completions by Type and Towns	13 14
	Table	8:	Housing Under-Construction by Type and Towns	15
	Table	9:	Starts, Completions and Under-Construction - Calgary	17
	Table	10:	Starts, Completions and Under-Construction - Edmonton	19
			* * * *	
	Figure	1:	Cumulative Housing Starts - Calgary and Edmonton	4
	Figure		Total Number of Housing Starts	6
	Figure	3:	Multiples as a Percentage of Total Starts - Urban	
	F :		Alberta	8
	Figure	4:	Multiples as a Percentage of Total Starts - Calgary and Edmonton	10
	Figure	5:	Cumulative Quarterly Housing Starts - Urban Areas	12
	Figure		Starts, Completions and Under-Construction - Calgary	16
	Figure	7:	Starts, Completions and Under-Construction - Edmonton	18
	Residentia	al Ru	ilding Permits	
•	NC31dc11011	41 00	Traing remites	
	Table	11:	Building Permits by Type and Towns	21
	Table	12:	January to Date Building Permits by Type and Towns,	21
			Compared With Same Period in the Previous Year	23
	Table	13:	Total Building Permits by Month: 1984 - 1985	25
	Table	14:	Building Permits for Selected Rural Areas	26
			* * * *	
	Figure	8:	Total Number of Building Permits Issued Each Month - Urban Alberta	20
	Figure	9:	Cumulative Building Permits - Calgary and Edmonton	22
	Figure	10:	Cumulative Building Permits - Urban Alberta	24



Newly Com	plete	d and Unoccupied Dwellings	Pag
Table	15:	Newly Completed and Unoccupied Dwellings by Month -	28
Table	16:	Newly Completed and Unoccupied Dwellings by Month - Calgary	30
		* * * *	
Figure Figure		Newly Completed and Unoccupied Dwellings - Edmonton Newly Completed and Unoccupied Dwellings - Calgary	27
Multiple	Listi	ngs Service (M.L.S.)	
Table	17:	Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	32
Table	18:	Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	34
		* * * *	
Figure Figure Figure	14:	Listings and Sales - Edmonton Listings and Sales - Calgary Average Sales Prices - Calgary and Edmonton	31 33 35
New Housi	ng Pr	ice Indexes	
Table	19:	New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	3
		* * * *	3
Figure	16:	New Housing Price Indexes in Calgary and Edmonton	36



#### Highlights

#### Alberta

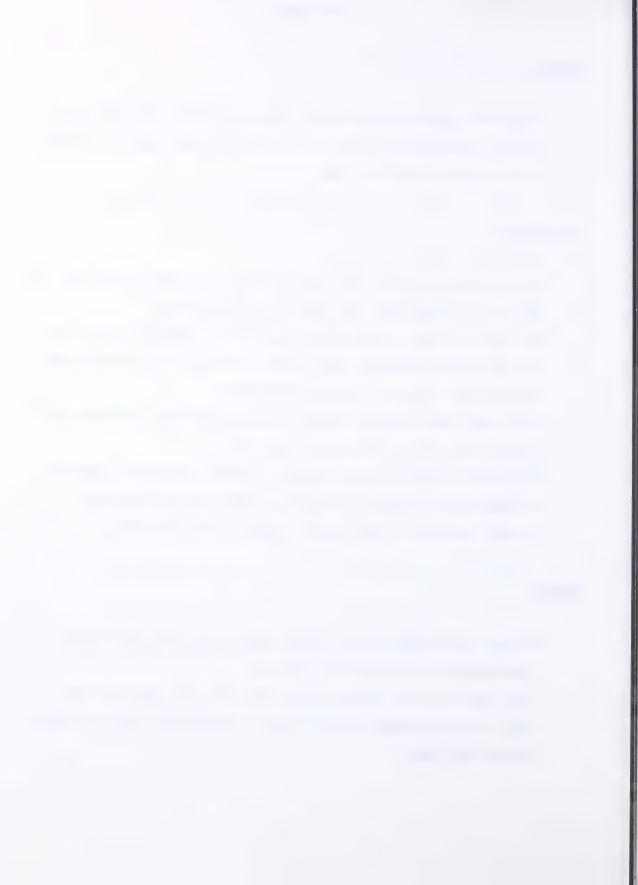
° In the third quarter, housing starts increased 59% to 3,091 units from 1,947 for 1984, the first time a year-to-year increase has been recorded since the fourth quarter of 1981.

#### Urban Alberta

- O Housing starts in October continued to increase from the previous year to 697 units, a jump of 91% from 364 units in October 1984.
- ° For the first time in many months, total starts to date increased by 4% to 4,810 units compared to 4,608 in 1984. Multiples are still 21% lower than last year, however, singles are 7% higher.
- Ounits under construction in October increased again from last month to 2,425 of which 21% or 508 were apartment units.
- The number of building permits issued in October increased by 123% over the same period last year to 643 units. This represents the fifth straight month that a year-to-year increase has been recorded.

#### Calgary

- ° Calgary's starts continued to increase again to 302 units last month, up 154% compared to the same month last year.
- o Total starts to date increased 7% to 1,749 units from 1,631 for 1984.
  Only 14 multiples were started this year. Single family starts increased
  10% over last year.



- Housing under construction also increased to 1,104 units (228 apartments, 2 semis and 874 singles) from 969 the month before, a reflection of the increased starts in the last quarter. However, inventory of newly completed and unoccupied housing decreased to 205 units from 214 in September.
- Building permits increased from the month before to 223 units, a jump of 142% from the same month last year. Total building permits to date are 31% ahead of last year.
- The resale housing market continued to be very active with 1,245 residential units sold during the month. Sales last month were 52% higher than in October 1984.
- The average resale house price increased slightly to \$80,370 from \$80,235 last month. The new house price index continued to show an upward trend to 85.1 in September.

#### Edmonton

- Edmonton's housing starts fell 10% compared to the previous month to 251 units in October, but increased 72% compared to October 1984.
- O However, total starts to date declined 4% compared to the same period 1984, mainly due to decreases in single family starts.
- O Housing under construction dropped 6% from the month before to 873 units. However, inventory of newly completed and unoccupied units increased 3% to 190 units with a continuing high rate of absorption.
- ° In the resale market, the number of houses sold rose 47% over the same month last year to 751 units.
- Despite the record sales, the average selling price dropped 5% to \$69,804 from \$73,153 last month. However, the new house price index continued to increase to 80.6 in September.

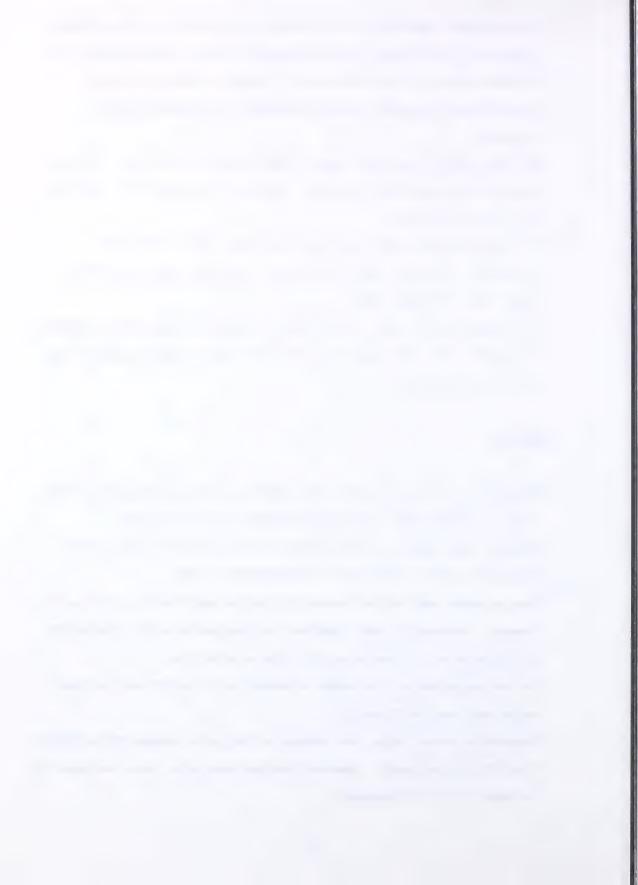


TABLE 1

OCT-85

HOUSING STARTS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER SPRUCE GROVE	295 1 251 25 16 5 21 29 18 18	000000000	00000000000	7 0 0 0 0 0	302 1 251 25 16 9 21 29 18 23	154 77 72 72 * 33 * 200 81 -51 -60
ТОТАЬ	681	0 1	6 1	7	697	91

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

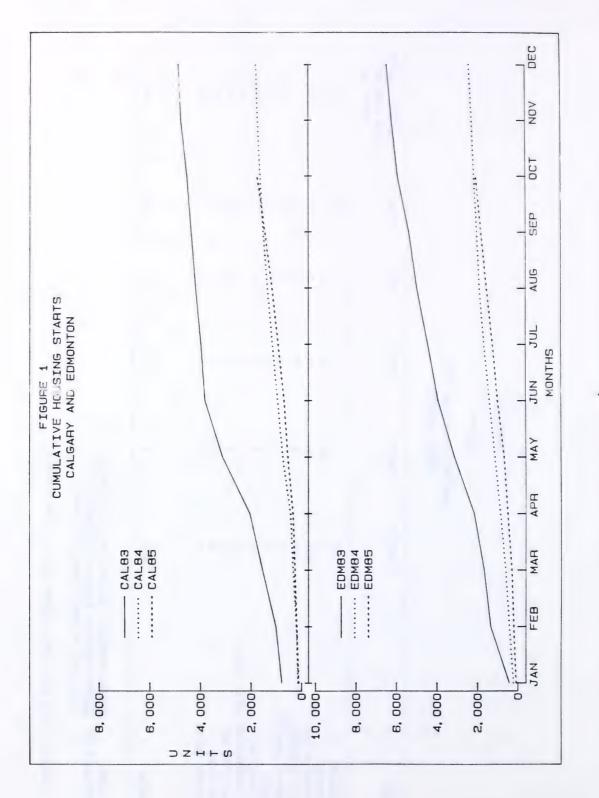


TABLE 2

OCT-85

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SIN	SINGLES	SEI	SEMIS	R	ROW		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	
CALGARY	1579	1735	80 0	2 0	1111	500	0 0	7	1631	1749	7 - 20
EDMONTON M.A.	1969	1958	28	24	146	21	11	59	2154	2062	71
FORT MCMURKAY	89	200	0 4	0 0	0 0	0 0	52	††	141	244	73
LEDUC.	17	26	00	0	0	) <del> </del>	0	0	17	30	76
LETHBRIDGE	147	90	16	89	0	0	2	18	168	116	_31
LLOYDMINSTER(ALTA. PART)	79	103	0	0	80	0	0	87	87	190	118
MEDICINE HAT	49	73	2	0	0	0	30	0	96	73	-24
RED DEER	125	134	0	2	21	27	#	0	150	163	6
SPRUCE GROVE	53	28	0	0	0	0	0	0	53	28	_t+_
TOTAL PERCENT CHANGE BY TYPE	4215	4500	09	38	219	57 -74	114	215	4608	4810 4	#

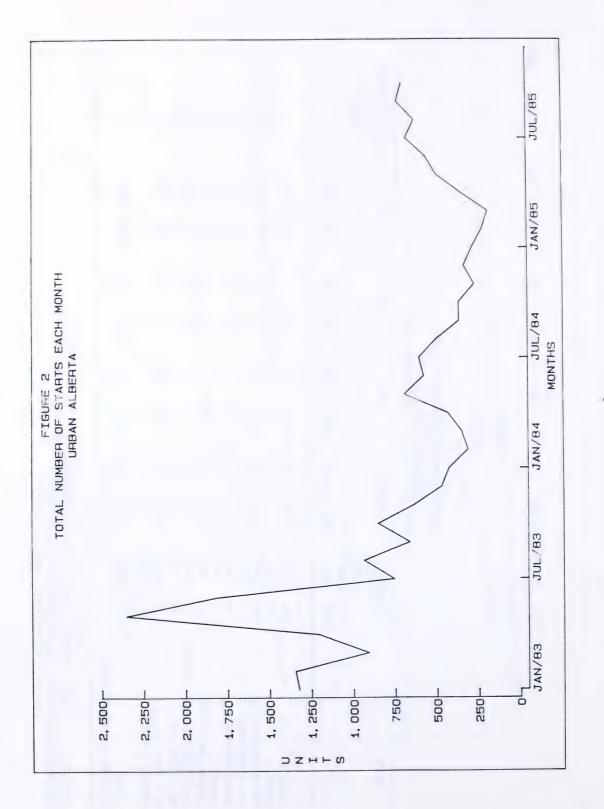


TABLE 3

MONTHLY HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311	222	-29
MARCH	349	187	-46
APRIL	432	347	-20
MAY	691	493	-29
JUNE	574	558	-3
JULY	602	674	12
AUGUST	499	623	25
SEPTEMBER	361	727	101
OCTOBER	364	697	91
NOVEMBER	270		
DLCEMBER	332		
DECEMBER	552		
m.)mar	5010	11040	
TOTAL	5210	4810	

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

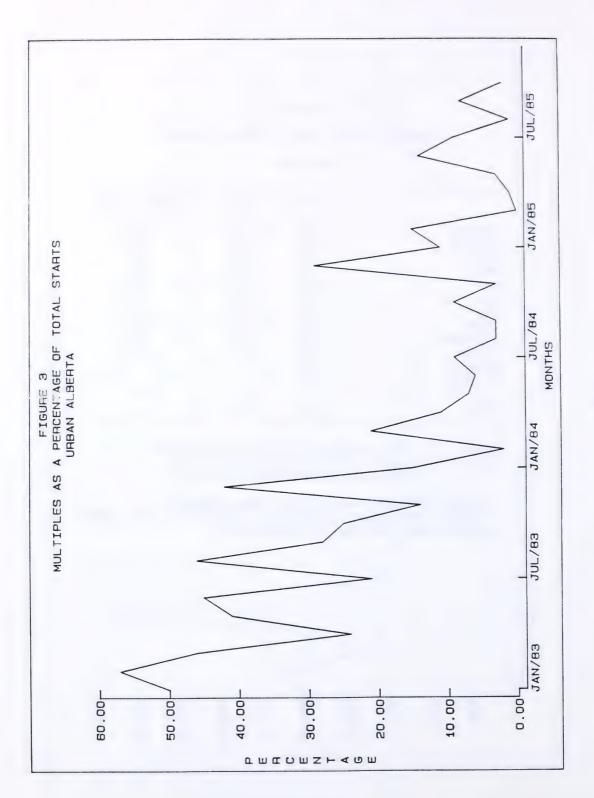


TABLE 4

### SINGLE AND MULTIPLE HOUSING STARTS IN URBAN\* ALBERTA

4.000-4.000

1984-1985	

1984

		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
	JANUARY	425	360	6.5	15
	FEBRUARY	311	305	6	2
	MARCH	349	276	73	21
	APRIL	432	386	46	11
	MAY	691	642	49	7
	JUNE	574	539	35	6
	JULY	602	546	56	
		499			9
	AUGUST		483	16	
	SEPTEMBER	361	350	11	3
	OCTOBER	364	328	36	10
	NOVEMBER	270	262	8	3
	DECEMBER	332	237	95	29
	TOTAL	5210	4714	496	10
•					
			1985		
	JANUARY	282	251	31	11
	FEBRUARY	222	189	33	15
	MARCH	187	187	0	0
	APRIL	347	337	10	3
	MAY	493	478	15	3
	JUNE	558	482	76	14
	JULY	674	612	62	9
	AUGUST	623	615	8	1
	SEPTEMBER	727	668	59	8
	OCTOBER	697	681	16	2
	NOVEMBER	637	991	10	2
	DECEMBER				
	MOMAT	1.040	4.500	240	
	TOTAL	4810	4500	310	

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

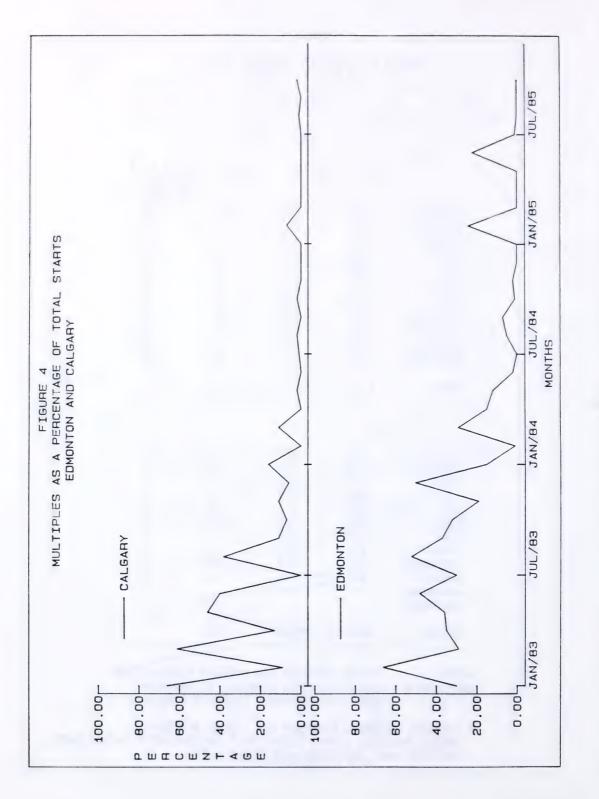
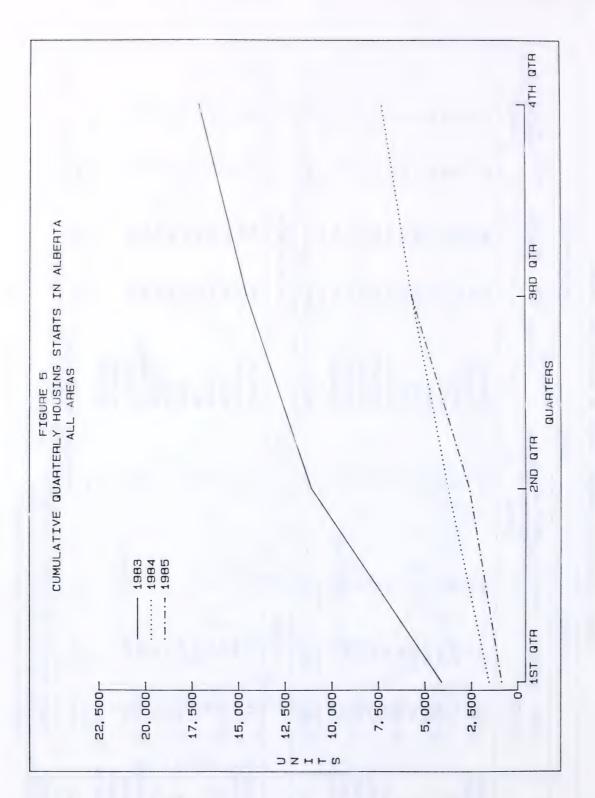


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

TOTAL   SINGLES   MULTI AS A   TOTAL   SINCLES   MULTI AS A   TOTAL   TOTAL	RY 142 RY 142 105 105 306 202 209 17 192 4BER 172 5R 119 9ER 102 9ER 102 1803 1		MULTI AS A PERCENT OF TOTAL 16 0 11 0 2 2 2 2 2	JANUARY FEBRUARY	TOTAL	SINGLES	MULTI	MULTI AS A
RY         142         119         23         16         JAMUARY         220         188         32           4RY         57         113         14         11         MARCH         179         204         202         2           105         105         0         0         APATL         204         202         2           105         105         0         0         101         208         245         34           105         202         202         0         0         101         208         245         34           105         105         10         0         0         101         99         22           107         102         10         0         0         0         0         112         101         99         2           107         102         10         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0	RY 142 57 127 105 306 202 209 209 7 4BER 172 8ER 119 9ER 70 1803 1	23 14 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10 0 10 0 10 0 10 0 0 0 0 0 0 0 0 0 0 0	JANUARY FEBRUARY				PERCENT OF TOTAL
4HY         57         57         60         PEBRUARY         204         202         2           105         105         0         AMACH         173         122         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51	4RY 57 127 105 306 202 209 7 7 192 8BR 172 5R 119 8ER 102 1803 1	1 1 0 0 0 0 0 0	010000100	FEBRUARY	220	188	32	15
127   113   14	127 105 306 202 209 209 208 119 8ER 119 8ER 102 1803 1	14 0 0 0 0 0	110000		204	202	2	-
105   105   105   0	105 306 202 203 209 7 48ER 172 5R 119 9ER 102 9ER 70	0 t 0 t 7 0 2 0	0 7 0 1 0 7	MARCH	173	122	51	29
100   301   5   2   MAY   219   245   34   14   14   14   14   14   14   14	306 202 209 209 209 48ER 172 57 57 119 58ER 102 70 1803 1	0 t 0 t 7 0 2	2 7 7 0 5	APRIL	258	219	39	15
202         202         202         204         JUNE         268         264         4           T         192         200         JULY         257         257         267         0           WBER         112         112         4         2         AUGUST         201         209         12           SER         112         115         4         2         ACTOBER         128         119         9         2           SER         102         102         0         DECEMBER         129         129         2           SER         70         70         0         DECEMBER         129         129         2           SER         70         0         DECEMBER         129         129         2           AT         1803         1751         52         3         TOTAL         2384         2197         187           AT         1803         1751         52         3         TOTAL         2384         2197         187           AT         180         0         0         DECEMBER         129         129         187           AT         180         0         0	202 209 209 48ER 172 5R 119 5ER 102 5ER 70 1803 1	0 t 0 t 7 0	0 1 2 2	MAY	279	245	34	12
T         209         207         2         AUGLY         257         257         0           RER         1192         1188         4         2         AUGUST         221         209         12           SER         115         14         3         OCTOBER         118         149         9         2           SER         102         102         0         0         MOVERBER         101         99         2           SER         102         0         0         DECEMBER         129         129         2           SER         102         10         2384         219         2           ALA         186         5         3         TOTAL         2384         2197         187           ALA         118         1         4         3         TOTAL         2384         2197         187           ALA         18         6         6         0         AANUARY         90         90         0           ALA         18         6         6         0         AANUARY         118         24         24           ALA         152         16         0         AANUARY	209 WBER 192 WBER 172 SER 119 BER 70 1803 1	0 + 0 + 0	1 5 5	JUNE	268	264	#	1
T         192         188         H         2         AUGUST         221         209         12           GBER         172         172         0         0         SEPTEMBER         128         119         9           SFR         172         172         0         0         0         OCHEMBER         128         119         9           SER         102         0         0         DECEMBER         101         99         2           SER         102         0         DECEMBER         129         129         0           ALX         175         52         3         TOTAL         238         187         187           KY         118         128         7         AUGUST         187         187         187           ALX         118         0         0         AMAKH         90         90         0           ALX         152         0         0         AMAKH         185         185         68         28           152         152         0         0         AMAKH         185         185         0           T         243         254         278         278<	T 192 WBER 172 SR 119 BER 102 BER 70	10±0	2	JULY	257	257	0	0
HER         172         172         172         0         OSEPTEMBER         128         119         9           SER         119         115         4         3         OCTOBER         128         119         9           SER         102         0         0         DECEMBER         129         129         2           SER         102         0         0         DECEMBER         129         129         2           SER         10         0         DECEMBER         129         129         2           RA         118         175         52         3         TOTAL         2384         2197         187           HY         118         0         0         JANUARY         90         90         0           HY         118         0         0         JANUARY         90         90         0           HY         118         0         0         ARKCH         90         90         0           HY         16         16         0         ARKCH         90         90         0           15         15         0         0         ARKCH         90         90	VBER 172 SER 119 BER 102 BER 70	0 # 0		AUGUST	221	209	12	5
SFR         119         115         4         3         OCTOBER         146         144         2           SER         102         0         NOVEMBER         101         99         2           SER         102         0         DECEMBER         101         99         2           SER         170         52         3         TOTAL         2384         2197         187           KY         118         0         0         JANIARY         90         90         0           HY         13         68         5         7         FEBRUARY         116         88         28           HY         16         66         6         0         JANIARY         90         90         0           HY         13         68         5         7         FEBRUARY         116         88         28           AVE         15         16         0         JANIARY         90         90         0           AVE         15         15         185         185         185         68         18           AVE         23         24         27         24         24         24 <th< td=""><td>9ER 119 9ER 102 9ER 70 1803 1</td><td><b>#</b> 0</td><td>0</td><td>SEPTEMBER</td><td>128</td><td>119</td><td>6</td><td>7</td></th<>	9ER 119 9ER 102 9ER 70 1803 1	<b>#</b> 0	0	SEPTEMBER	128	119	6	7
SER         102         102         0         NOVEMBER         101         99         2           SER         70         70         0         0         DECEMBER         101         99         2           1803         1751         52         3         TOTAL         2384         2197         187           KY         118         0         0         JANUARY         90         90         0           HY         16         6         6         6         0         MARCH         90         90         0           152         152         0         0         MARCH         90         90         0         0           152         152         0         0         JULY         243         241         2           243         283         2         1         AUGUST         236	9ER 102 9ER 70 1803 1	0	3	OCTOBER	146	144	2	+
1803   1751   52   3   TOTAL   2384   2197   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   187   1	9ER 70 1803 1		0	NOVEMBER	101	66	2	2
1803   1751   52   3   TOTAL   2384   2197   187	1803 1	0	0	DECEMBER	129	129	0	0
1803   1751   52   3   TOTAL   2384   2197   187	1803	1 1 1	!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!		1 1 1	1 1 1 1 1	† † †	1 1 5 8 8
KY         118         118         0         0         JANUARY         90         90         0           4KY         73         68         5         7         FEBRUARY         116         88         28           4KY         73         68         5         7         FEBRUARY         116         88         28           4KY         73         66         0         0         AARCH         90         90         0           4KY         76         0         0         AARCH         90         90         0           202         202         0         0         ARRILL         200         200         0           152         152         0         0         ARRILL         200         200         0           152         134         0         0         JULY         243         241         2           4BER         283         28         0         0         JULY         296         290         6           5R         302         295         7         2         OCTOBER         278         278         0           BER         302         302         302<	CALG	52	8	TOTAL	2384	2197	187	89
KY         118         118         0         JANVARY         90         90         0           4KY         73         68         5         7         FEBHUARY MAHCH         116         88         28         28           4KY         66         6         0         0         MAHCH         90         90         0           76         66         6         0         0         APRIL         200         200         0           70         76         0         0         APRIL         200         200         0           152         152         0         0         JUNE         313         245         68           234         234         234         0         JUNE         243         241         2           8ER         302         293         7         2         ACCOSER         278         0           BER         302         295         7         2         ACCOSER         251         251         0           BER         302         295         7         2         ACCOSER         2         2         0           1749         1735         14		ARY	196	35	EDMON	CON (METRO)		6 8 8 8 9 9 8 8 8 8
4KY         73         68         5         7         FEBRUARRY         116         88         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         28         29         0         0         4ARCH         90         90         0         0         0         200         200         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0	118	0	0	JANUARY	90	90	0	0
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	73	5	7	FEBRUARY	116	88	28	24
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	99	0	0	MARCH	90	90	0	0
202         202         0         0         MAY         185         185         0           152         152         0         0         JUNE         313         245         68         2           234         234         0         0         JULY         243         241         2           5T         243         241         2         1         AUGUST         296         290         6           5MBER         302         295         7         2         OCTOBER         278         0           1BER         10         NOVEMBER         251         251         0           1BER         1735         14         TOTAL         2062         1958         104	76	0	0	APRIL	200	200	0	0
152         152         0         0         JUNE         313         245         68           234         234         0         0         JULY         243         241         2           5T         243         244         2         1         AUGUST         296         290         6           5ER         302         295         7         2         OCTOBER         278         0           1BER         1         2         OCTOBER         251         251         0           1BER         1         2         OCTOBER         251         0         0           1BER         1         2         OCTOBER         251         0         0           1BER         1         1         2         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0	202	0	0	MAY	185	185	0	0
ST         234         234         0         JULY         243         241         2           ST         243         241         2         1         AUGUST         296         290         6           SMBER         302         295         7         2         OCTOBER         278         0           9ER         302         295         7         2         OCTOBER         251         251         0           4BER         104         1735         14         1735         14         104	152	0	0	JUNE	313	245	68	22
T         2443         241         2         1         AUGUST         296         290         6           VIBLE         283         283         0         0         SEPTEMBER         278         278         0           SER         302         295         7         2         OCTOBER         251         251         0           BER         SER         NOVEMBER         DECEMBER         251         0         0           31         1749         1735         14         TOTAL         2062         1958         104	234	0	0	JULY	243	241	2	1
VABLE         283         283         0         0         SEPTEMBER         278         278         0           SER         302         295         7         2         OCTOBER         251         251         0           BER         NOVEMBER           BER         DECEMBER           1749         1735         14         TOTAL         2062         1958         104	243	2	1	AUGUST	296	290	9	2
SER     302     295     7     2     OCTOBER     251     251     0       BER     NOVEMBER       BER           1749     1735     14     TOTAL     2062     1958     104	283	0	0	SEPTEMBER	278	278	0	0
1749 1735 14 TOTAL 2062 1958	302	7	2	OCTOBER NOVEMBER DRCEMBER	251	251	0	0
1749 1735 14 TOTAL 2062 1958				Hadrada	1 1	8 8 8	1 1 8 6	1 1 1
	1749	14		TOTAL	2062	1958	104	



QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1984		
	1985	PERCENT
FIRST QUARTER 1548	873	44
SECOND QUARTER	1723	_21
THIRD QUARTER	3091	59
FOURTH QUARTER		
8 8 8 9	1 1 1	1 1 1 1
TAMOM I	5687	

TABLE 7

OCT-85

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMHOSE,	166 3	00	0	0	166	73 25
EUWONTON M.A. FORT MCMURKAY GRANDE PRAIRIE	262 33 18	18 0 0	18 0 0	000	298 33 18	_28 313 20
LEDUC LETHBRIDGE LLOYDMINSTERALTA: PART)	, 21 20	000	000	30 8	4 29 50	314 285
MEDICINE HAT RED DEER SPRUCE GROVE	5 20 7	000	0 9 0	30	35 26 7	133 -90 40
TOTAL	559	18	24	89	699	_26

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

OCT-85

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CH. NGE OVER SAME L'TH LAST YEAR
CALGARY	874	2	0	228	1104	15
CAMROSE	7	0	0	65	72	279
EDMONTON M.A.	738	2	0	133	873	_27
FORT MCMURRAY	35	0	0	titi	79	147
GRANDE PRAIRIE	42	2	0	0	रारा	52
LEDUC	7	0	0	#	11	120
LETHBRIDGE	61	9	0	10	77	_22
LLOYDMINSTER(ALTA. PART)	64	0	0	7	26	04
MEDICINE HAT	57	0	0	0	57	_2
RED DEER	38	0	5	0	43	-59
SPRUCE GROVE	6	0	0	0	6	29
ТОТАГ	1917	12	S	491	2425	2.5

TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

1984				
	STARTS		UNDER-CONSTRUCTION	
JANUARY	142	184	2386	
FEBRUARY	57	217	2226	
MA RCH	127	441	1910	
APRIL	105	119	1710	
MAY	306	280	1737	
JUNE'	202	218	1717	
JULY	209	738	1242	
AUGUST	192	282	1149	
SLPTEMBER	172	288	1009	
OCTOBER	119	172	956	
NOVEMBER	102	247	758	
DECEMBER	70	130	698	
		1985		
JANUARY	118	115	701	
FEBRUARY	73	277	497	
MARCH	66	101	462	
APRIL	76	65	473	
MAY	202	101	574	
JUNE	152	79	647	
JULY	234	169	711	
AUGUST	243	213	925	
SEPTEMBER	283	239	969	
OCTOBER	302	166	1104	
NOVEMBER				
DECEMBER				

. 18 -

TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1984	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	254
APRIL	258	491	229:
MAY	279	327	223*
JUNE	268	398	209
JULY	257	295	205:
AUGUST	221	325	1938
SEPTEMBER	128	552	1510
OCTOBER	146	414	120
NOVEMBER	101	195	1093
DECEMBER	129	395	80
		1985	
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	76
MAY	185	141	81:
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	99
SEPTEMBER	278	278	92
OCTOBER	251	298	87
NOVEMBER			
DECEMBER			

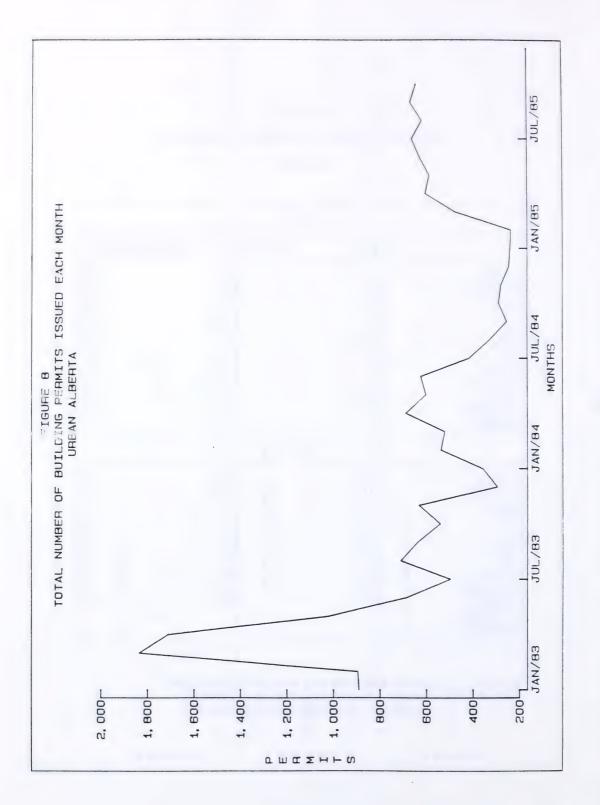


TABLE 11

OCT-85

## RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER	221 280 280 17 32 4 6 6 30 15	00000000000	000000000	0 0 0 0 0 0 0 0	223 280 17 17 32 4 6 42 17 16 3	142 -25 120 31 31 357 * 0 91 240 60
TOTAL	627	#	0	12	643	123

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

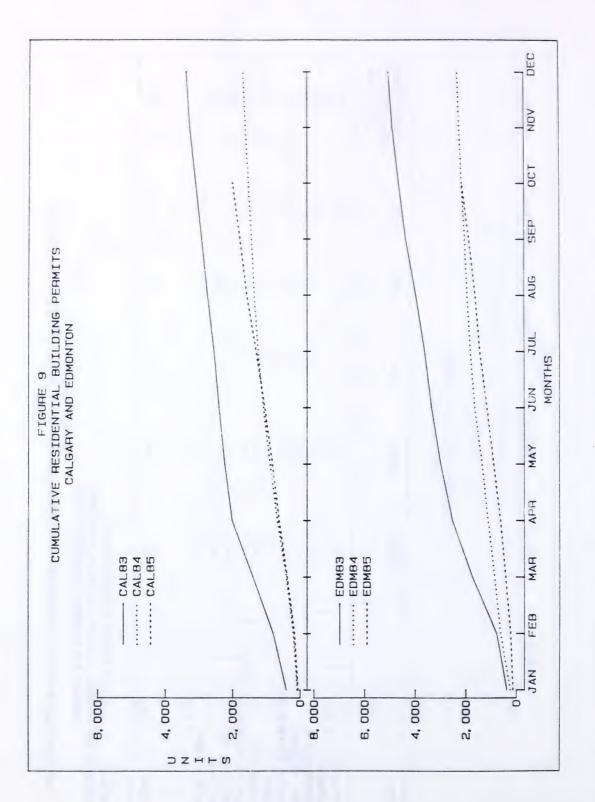


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CA	CALGARI	1	CAMRUSE	(METRO)	METRO)	MCMURRAY	RAY	PRAIRIE	RIE	PEROCE		)		ALTA. PART	PART)	HAT	MEDICINE	U.S.F.	VEER	S	GROVE
	1984	1985	1985 1984 1985	1985	1984	1985	1984	1985	1984 1985	1985	1984 1985		1984	1985 1984		1985 1984 1985	1984		1384	1985	1984 1985	1985
JANUARY	85	65	0	2	239	139	1	3	1	5	1	2	11	5	3	15	2	0	12	2	3	1
FEBRUARY	196	168	0	2	622	228	#	17	3	80	2	3	25	7	8	26	10	2	20	11	2	2
MARCH		383	2	#	855	419	10	33	80	16	2	7	50	15	20	33	23	5	35	31	6	2
APRIL		618	17	6	1118	623	15	67	17	34	3	6	112	37	32	82	33	10	62	59	24	9
MAY		820	21	11	1350	968	75	104	27	42	7	14	133	54	43	100	35	17	96	74	30	80
JUNE		1046	23	13	1642	1162	92	137	43	61	7	16	161	72	92	131	42	25	106	90	34	15
JULY		1304	26	18	1815	1440	111	157	20	81	8	19	175	87	115	154	43	42	114	109	42	19
AUGUST		1583	30	20	1934	1621	129	218	56	103	11	21	186	98	145	178	20	51	123	135	47	23
SEPTEMBER		1784	31	23	2034	1870	137	244	62	117	11	30	194	110	147	286	118	70	132	156	50	26
OCTOBER		2007	35	26	2161	2150	150	261	69	149	11	34	200	116	169	328	83	87	142	172	52	29
NOVEMBER			39		2246		162		74		12		202		235		94		145		52	
DECEMBER	1701		107		2309		163		11		13		210		250		96		152		26	
PERCENT CHANGE	HANGE	31		_26	1 1 1 1	1,		74		116		209	1 6 8	_4 <sub>2</sub>		†6	8 8 8	_2		21		==
VEAD	7.8 83	470	1		470	2			111	TOTAL	1		60		1	5 5 5	0.00		1000			
1984	358	895		1416	2103	2705	3329		3744	4071	_	324 4324	4612	4830		5134	rencewi		CHANGE	_		
1985	239	474			1554	2140	276		430	4048	_	16	5359				16					

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

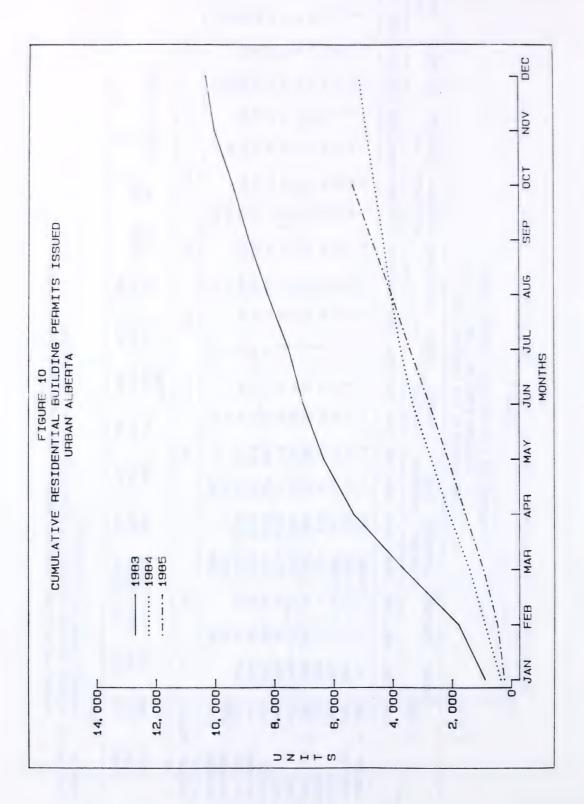


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN\* ALBERTA
(NUMBER OF UNITS)
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	<sup>-</sup> 33
FEBRUARY	537	235	- <sub>56</sub>
MARCH	521	477	-8
APRIL	687	603	12
MAY	602	586	-3
JUNE'	624	628	1
JULY	415	662	60
AUGUST	327	618	89
SEPTEMBER	253	668	164
OCTOBER	288	643	123
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	5359	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

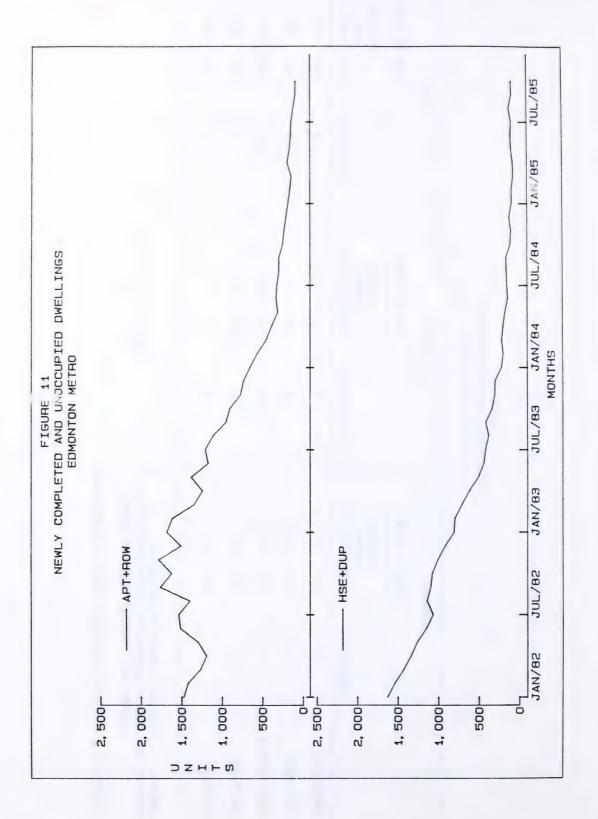


TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	IS	SINGLES			MULTI		$T^{\prime}$	TOTAL	
		YEAR	YEAR TO DATE		YEAR 1	YEAR TO DATE		YEAR	YEAR TO DATE
	OCTOBER-85	1985 0	PERCENT   CHANGE 1985   OVER 1984	OCTOBER-85		PERCENT   CHANGE 1985   OVER 1984	OCTOBER-85	1985	PERCENT   CHANGE 1985   OVER 1984
BONNYVILLE	2	63	63 85	0	147	47 _2	2	110	110 34
COLD LAKE	œ	81	29	0	158	*	8	239	279
GRAND CENTRE	0	17	89	12	62	675	12	79	365
ELK POINT	7	50	525	0	114	178	7	164	235
ST. PAUL	2	23	92	0	0	*	2	23	92

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



## NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

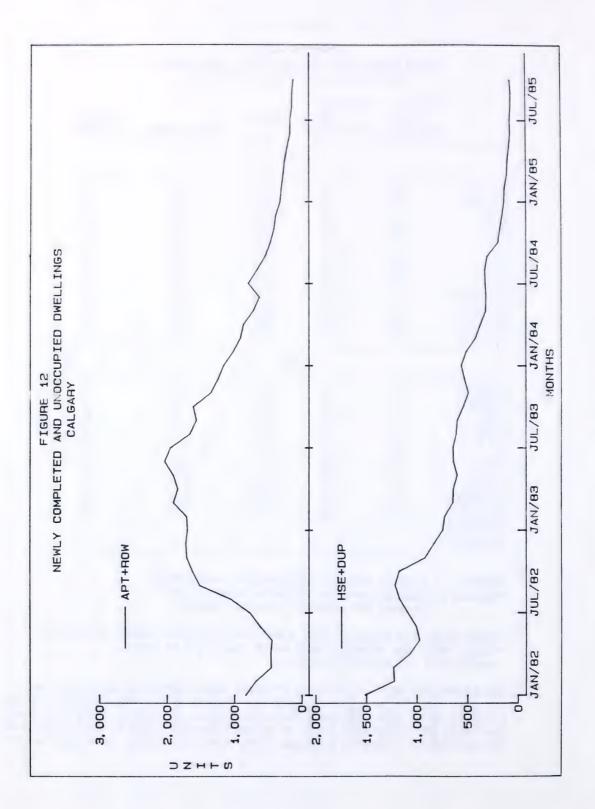
	HOUSES AND	APARTMENTS AND	TOTAL		ABSORP.
	DUPLEXES*	ROWHOUSES**		COMPLETIONS	
		19	84		
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	395	55
		19	85		
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER		94	185	278	65
OCTOBER	97	93	190	298	61
NOVEMBER	3,		200	200	01
DECEMBER					
- DODINDUM					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.



### CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	100			
	198	34		
560	1161	1721	184	12
513	1020	1533	217	21
420	911	1331	441	33
371	866	1237	119	15
318	720	1038	280	32
315	630	945	218	25
323	795	1118	738	34
327	665	992	282	29
304	543	847	288	34
198	468	666	172	35
178	413	591	247	35
156			130	25
	198	85 		
137	322	459	115	30
132	302	434	277	41
108	276	384	101	28
103	255	358	65	20
87	218	305	101	34
74	176	250	79	35
79	172	251	169	40
69	148	217	213	53
68	146	214	239	53
78	127	205	166	46
	156 	156 387  199  137 322 132 302 108 276 103 255 87 218 74 176 79 172 69 148 68 146	156 387 543  1985  137 322 459 132 302 434 108 276 384 103 255 358 87 218 305 74 176 250 79 172 251 69 148 217 68 146 214	156 387 543 130

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

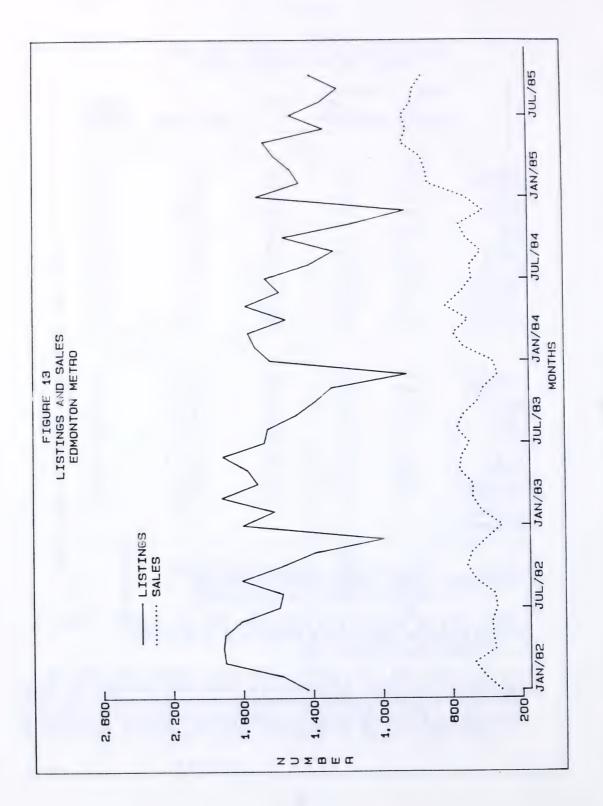


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

### EDMONTON

		1984		
	LISTINGS	SALES	RATIO OF SALES	AVERAGE SELLING
			TO LISTINGS	PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
		1985		
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

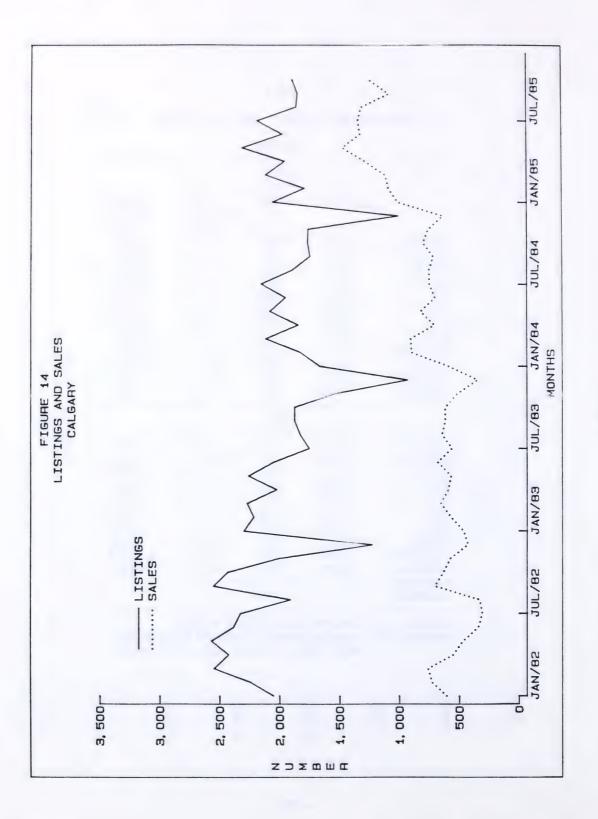


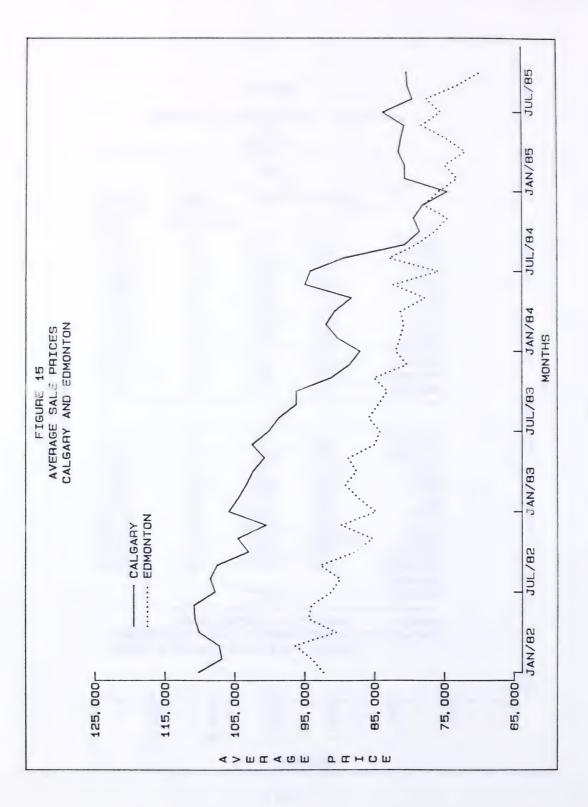
TABLE 18

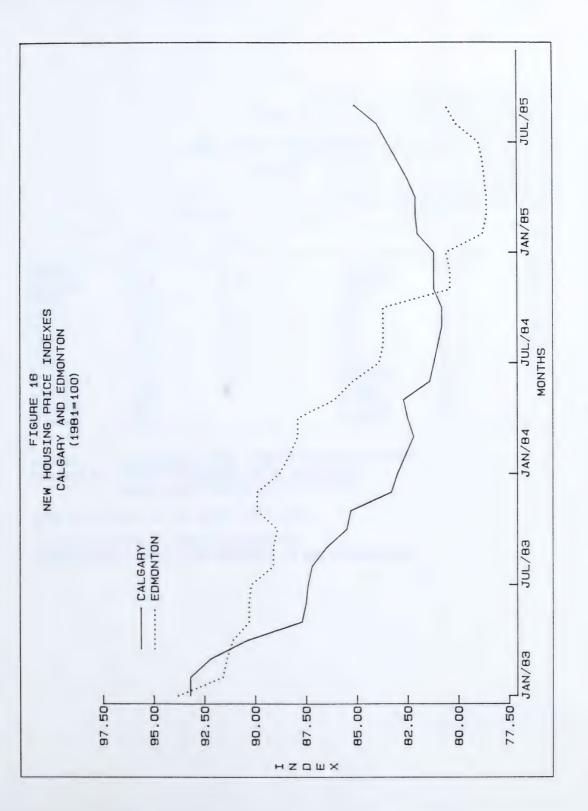
RESIDENTIAL LISTINGS, SALES AND PRICE

### CALGARY

	LISTINGS	SALES	RATIO	AVERAGE
			OF SALES	SELLING
			TO LISTINGS	PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
		1985		
JANUARY	2054	1011	.49	74550
FLBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APKIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH





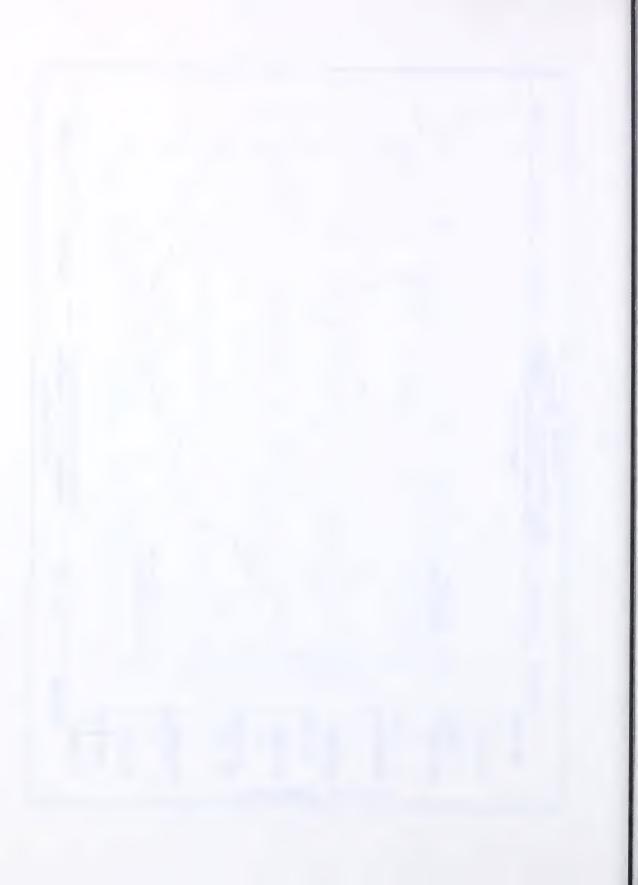


TABLE 19

NEW HOUSING PRICE INDICES\*

1981=100

	CA	ALGARY**	EDM	ONTON***	
	1984	1985		1984	1985
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER	83.0 82.6 82.2 82.5 82.7 81.4 81.2 81.0 80.8	81.2 82.0 82.1 82.1 82.5 83.0 83.5 84.0 85.1	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER	88.8 88.3 87.9 87.9 86.1 85.2 83.9 83.7 83.7	80.6 78.8 78.6 78.6 78.7 78.8 79.0 80.1 80.6
OCTOBER NOVEMBER DECEMBER	80.8 81.2 81.2		OCTOBER NOVEMBER DECEMBER	83.7 80.4 80.4	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

- \*THE LAST FIGURE IS THE LATEST AVAILABLE
- \*\*REPRESENTS SINGLE DETACHED HOUSES ONLY
- \*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



JAN - 6 1986

# RESIDENTIAL CONSTRUCTION IN ALBERTA

118/1

NOVEMBER 1985

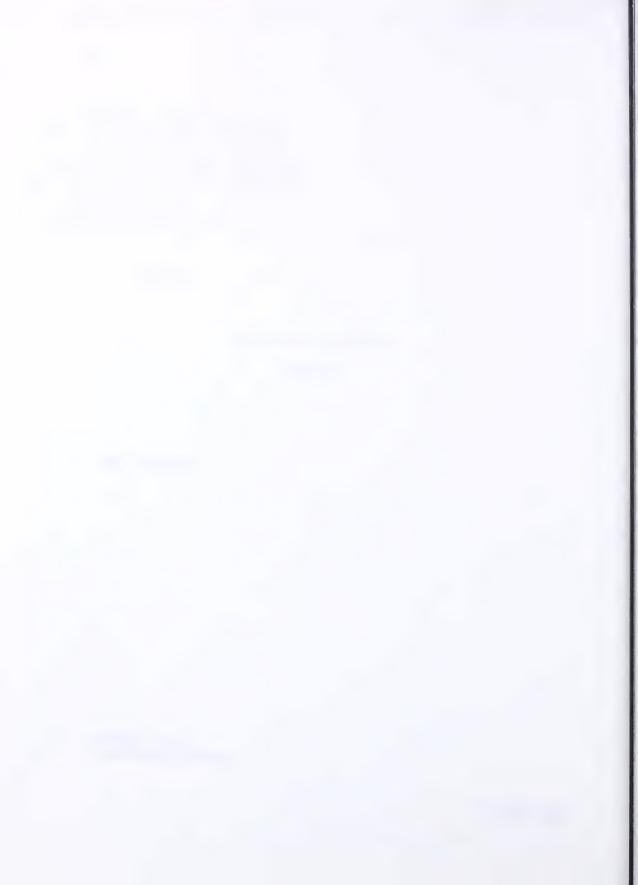
ALBERTA HOUSING PLANNING SECRETARIAT



## RESIDENTIAL CONSTRUCTION IN ALBERTA

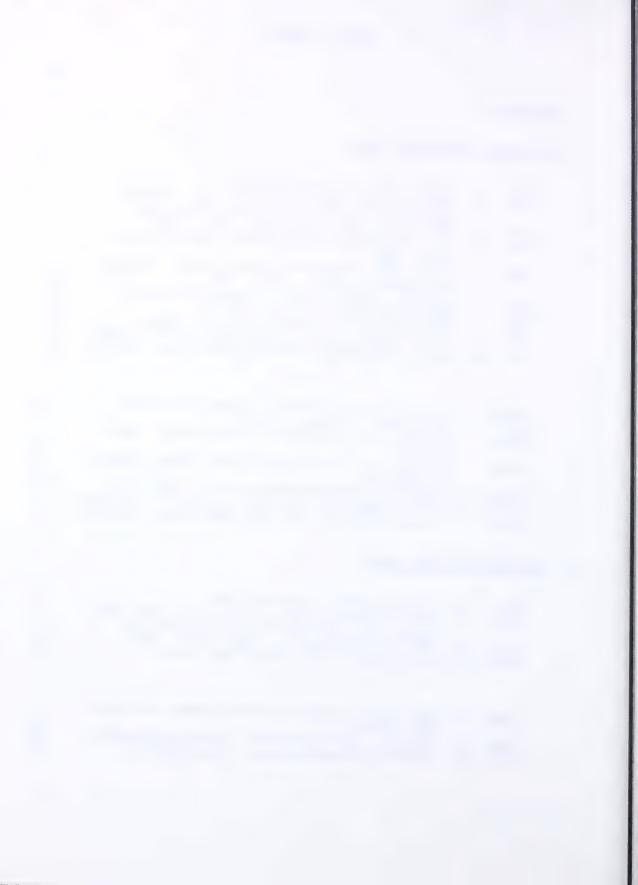
NOVEMBER 1985

ALBERTA HOUSING PLANNING SECRETARIAT

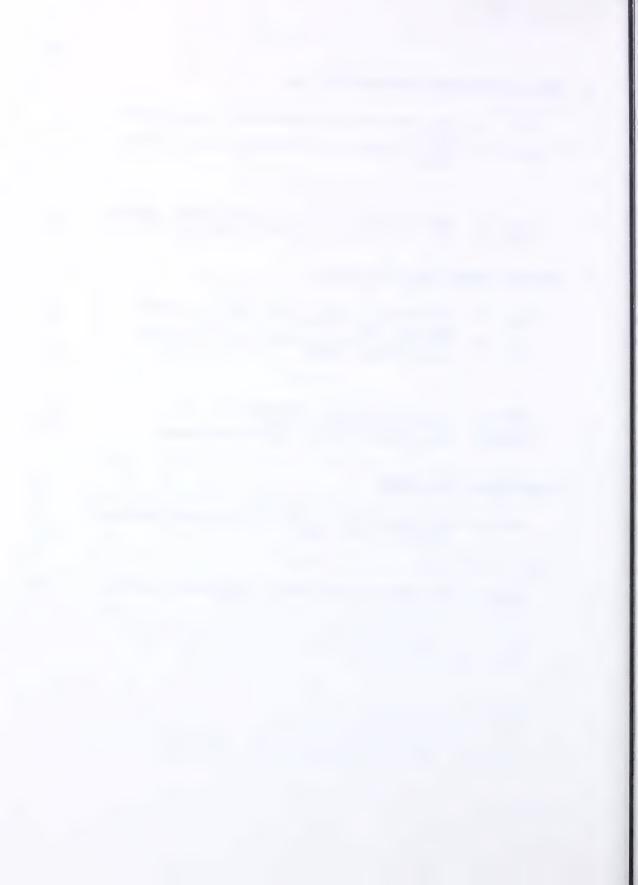


### TABLE OF CONTENTS

			Page
Highlight	s		1
Docidonti	a) Co	nstruction Starts	
Residentia	ai co	instruction starts	
Table	1:	Housing Starts by Type and Towns	3
Table	2:	January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
Table	3:	Total Housing Starts by Month: 1984 - 1985	7
Table	4:	Total Single and Multiple Housing Starts by Month:	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		1984 - 1985	9
Table	5:	Total Single and Multiple Housing Starts in Calgary	_
, 45 , 6	•	and Edmonton by Month: 1984 - 1985	11
Table	6:	Quarterly Housing Starts in Alberta (All Areas)	13
Table	7:	Housing Completions by Type and Towns	14
Table	8:	Housing Under-Construction by Type and Towns	15
Table	9:	Starts, Completions and Under-Construction - Calgary	17
Table	10:		19
		* * *	
Figure	1:	Cumulative Housing Starts - Calgary and Edmonton	4
Figure	2:	Total Number of Housing Starts	6
Figure	3:	Multiples as a Percentage of Total Starts - Urban Alberta	8
Figure	4:	Multiples as a Percentage of Total Starts - Calgary	O
rigure	٦.	and Edmonton	10
Figure	5:	Cumulative Quarterly Housing Starts - Urban Areas	12
Figure			16
Figure			18
Residenti	al Bu	ilding Permits	
Table	11:	Building Permits by Type and Towns	21
Table	12:	January to Date Building Permits by Type and Towns,	
		Compared With Same Period in the Previous Year	23
Table	13:	Total Building Permits by Month: 1984 - 1985	25
Table	14:	Building Permits for Selected Rural Areas	26
		* * *	
Figure	8:	Total Number of Building Permits Issued Each Month -	
		Urban Alberta	20
	9:	Urban Alberta Cumulative Building Permits - Calgary and Edmonton	20 22



		Page
D.	Newly Completed and Unoccupied Dwellings	
	Table 15: Newly Completed and Unoccupied Dwellings by Month - Edmonton	<b>2</b> 8
	Table 16: Newly Completed and Unoccupied Dwellings by Month - Calgary	30
	* * *	
	Figure 11: Newly Completed and Unoccupied Dwellings - Edmonton Figure 12: Newly Completed and Unoccupied Dwellings - Calgary	27 29
Ε.	Multiple Listings Service (M.L.S.)	
	Table 17: Residential Listings, Sales and Price by Month -	
	Edmonton (1984 - 1985)  Table 18: Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	32 34
	* * *	
	Figure 13: Listings and Sales - Edmonton Figure 14: Listings and Sales - Calgary Figure 15: Average Sales Prices - Calgary and Edmonton	31 33 35
F.	New Housing Price Indexes	
	Table 19: New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	37
	* * * *	
	Figure 16: New Housing Price Indexes in Calgary and Edmonton	36



### Highlights

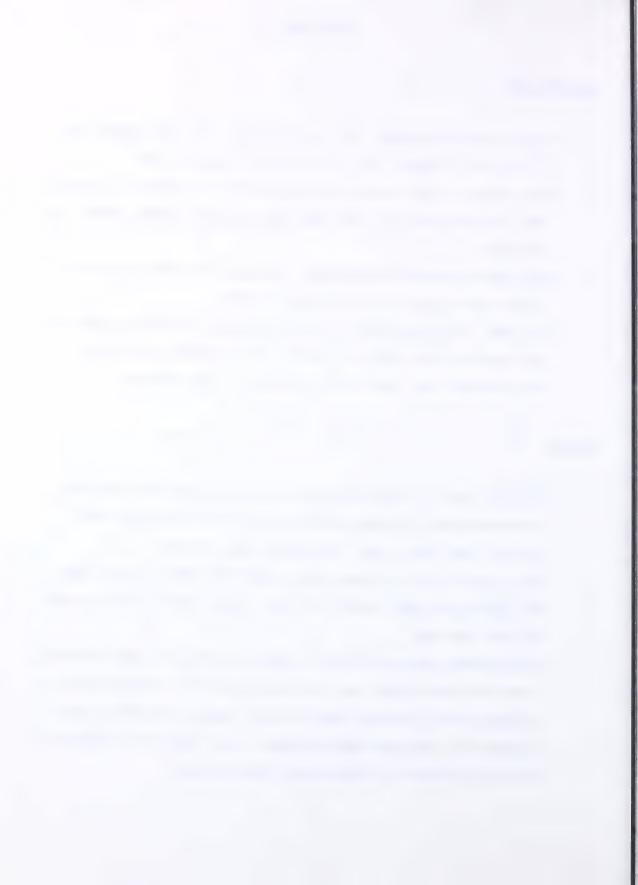
### Urban Alberta

- O Housing starts in November continued to increase from the previous year to 751 units, a jump of 178% from 270 units in November 1984.
- ° Total starts to date increased by 14% to 5,563 units compared to 4,878 in 1984. Multiples are still 15% lower than last year, however, singles are 17% higher.
- Ounits under construction in November increased again from last month to 2.488 of which 16% or 397 were apartment units.
- The number of building permits issued in November increased by 106% over the same period last year to 573 units. This represents the sixth straight month that a year-to-year increase has been recorded.

### Calgary

- ° Calgary's starts increased substantially again to 336 units last month, up 229% compared to the same month last year. This marks the fifth straight time a year-to-year increase has been recorded.
- ° Total starts to date increased 20% to 2,087 units from 1,733 for 1984.

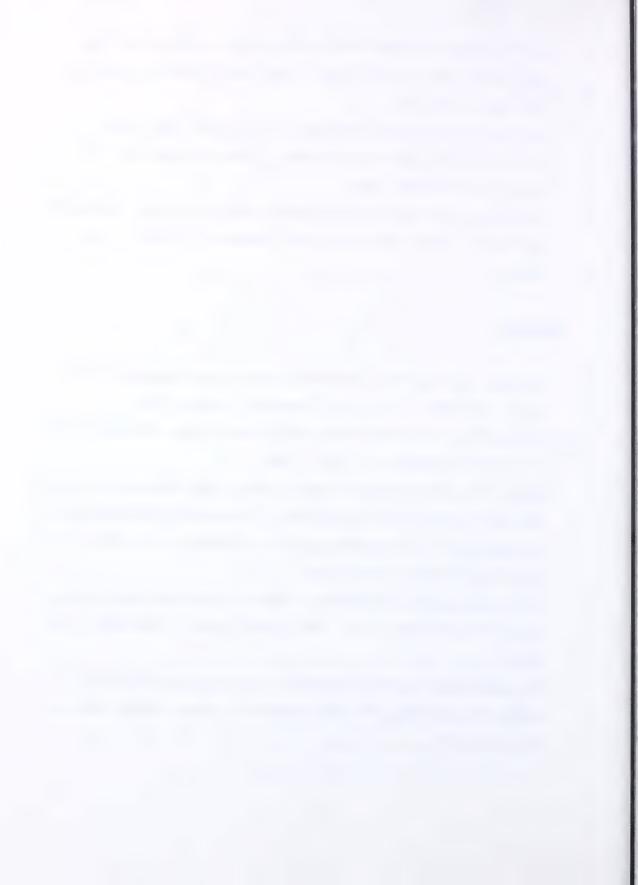
  Only 20 multiples were started this year. Single family starts increased 23% over last year.
- O Housing under construction also increased to 1,172 units (228 apartments, 8 semis and 936 singles) from 1,105 the month before, a reflection of the increased starts during the last 5 months. However, inventory of newly completed and unoccupied housing dropped to only 150 units as the rate of absorption reached an all-time high of 68% last month.



- Building permits increased from the month before to 236 units, a jump of 148% from the same month last year. Total building permits to date are 38% ahead of last year.
- The resale housing market continued to be very active with 1,096 residential units sold during the month. Sales last month were 45% higher than in November 1984.
- The average resale house price decreased slightly to \$79,815 from \$80,370 last month. The new house price index continued to increase to 86.1 in October.

### Edmonton

- Edmonton's housing starts increased 8% over the previous month to 270 units in November, a jump of 167% compared to November 1984.
- ° For the first time in many months, total starts to date increased by 23% to 2,332 units compared to 2,255 in 1984.
- Despite the recent increase in starts, housing under construction dropped 10% from the month before to 790 units. Inventory of newly completed and unoccupied units also decreased (by 3% to 187 units), a reflection of the continuing high rate of absorption.
- ° In the resale market, the number of houses sold rose 15% over the same month last year to 633 units. Total sales to date are 49% ahead of last year.
- The average selling price increased 5% to \$73,175 from \$69,804 last month. The new house price index continued to show an upward trend to 81.1 in October.



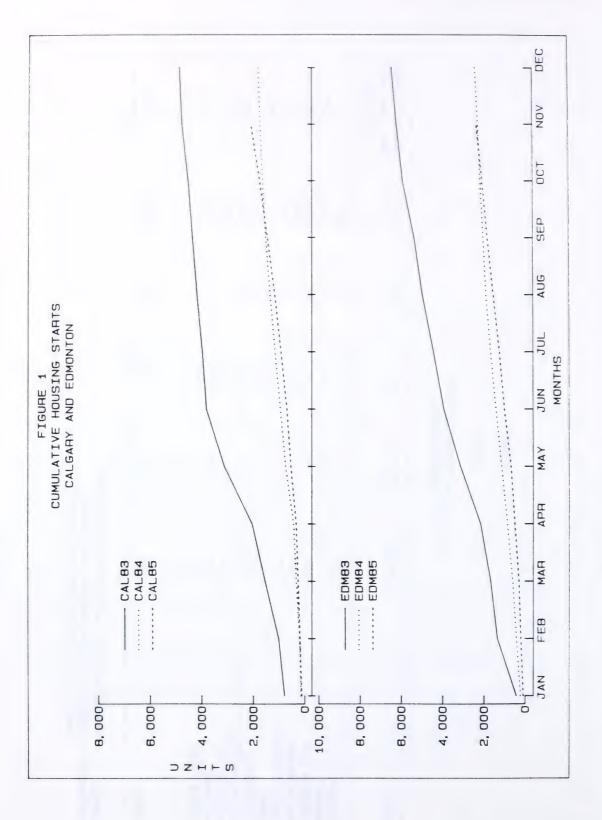
NOV-85

HOUSING STARTS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	334	2	00	00	336	229
EDMONTON M.A.	270	000	000	000	270	167
GRANDE PHAIRIE	13	000	000	000	19	171
LETHBRIDGE LLOYDMINSTER(ALTA. PART)	5 10 23	000	000	0 12	5 10 35	400 25 218
MEDICINE HAT RED DEER	16 19	2 0	0 6	0 0	18	200
SPRUCE GROVE	ю	0	0	0	ю	0
TOTAL	726	#	6	12	751	178

3 -

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH



NOV-85

COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR JANUARY TO DATE HOUSING STARTS

CITY	SIN	NGLES	SE	SEMIS	R	ROW		APT	TC	TOTAL	PERCENT CHANGE IN TOTAL STAKTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	
CALGARY	1681	2067	80	80	†† ††	2	0	7	1733	2087	20
CAMROSE	20	30	0	0	0	0	12	0	32	30	9_
SDMONTON M.A.	2068	2228	30	24	146	21	11	59	2255	2332	3
FORT MCMURRAY	108	218	0	0	0	0	52	1111	160	262	49
GRANDE PRAIRIE	83	151	9	2	0	0	0	0	83	153	72
LEDUC	18	31	0	0	0	#	0	0	18	35	46
LETHBRIDGE	151	100	20	8	0	0	5	18	176	126	_28
LLOYUMINSTER(ALTA. PART)	90	126	0	0	89	0	0	66	86	225	130
MEDICINE HAT	70	83	2	2	0	0	30	0	102	91	_11
KEU DEEK	132	153	2	2	21	36	17	0	159	191	20
SPRUCE GROVE	99	31	0	0	0	0	0	0	99	31	745
TOTAL	LL44	5224	89	94	219	99	114	227	4878	5563	14
PERCENT CHANGE BY TYPE		17		_32		70		66		14	

CANADA MORTGAGE AND HOUSING CORPORATION PHEPAHED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

SOURCE:

- 5

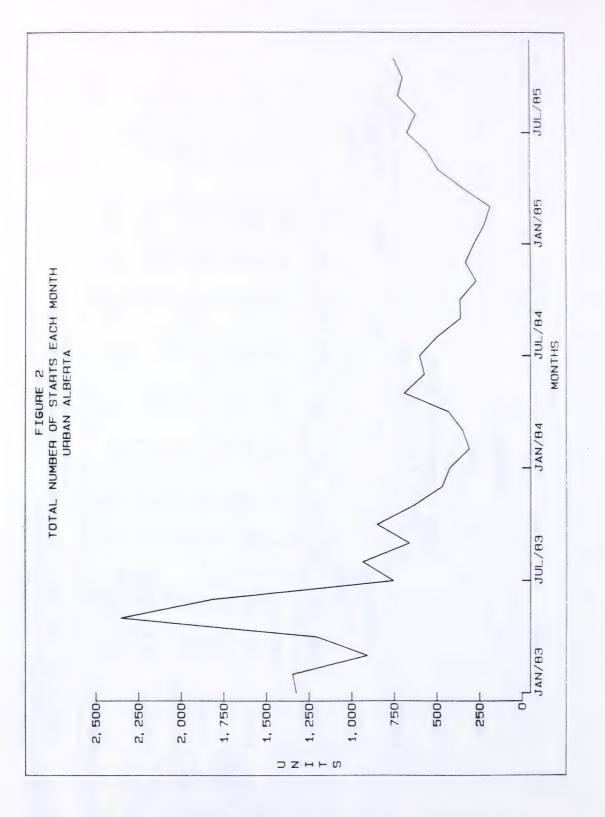


TABLE 3

MONTHLY HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311	222	-29
MARCH	349	187	<b>-</b> 46
APRIL	432	347	-20
MAY	691	493	-29
JUNE	574	558	-3
JULY	602	674	12
AUGUST	499	623	25
SEPTEMBLE	361	727	101
OCTOBER	364	699	92
NOVEMBER	270	751	178
DECEMBER	332		
TOTAL	5210	5563	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA, PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

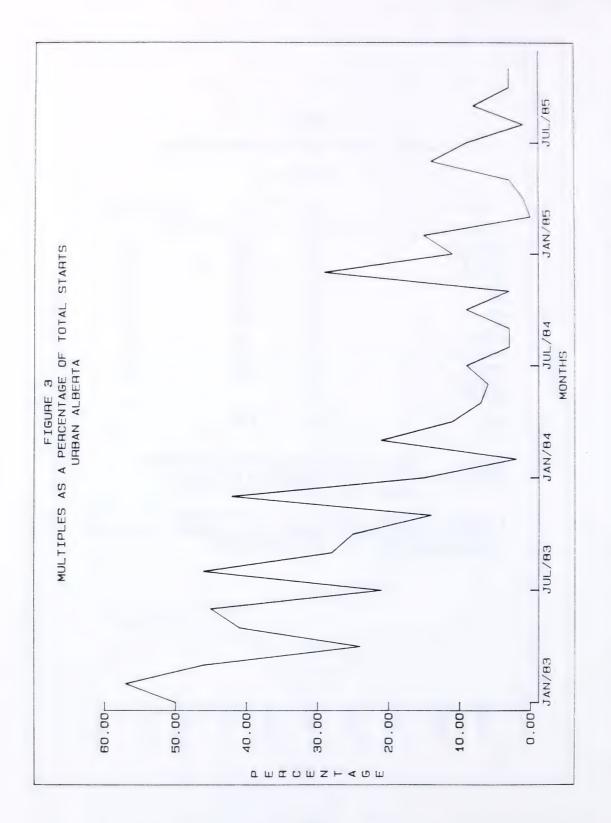


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN\* ALBERTA

.....

1984-	1985		

- 1	7	n	***

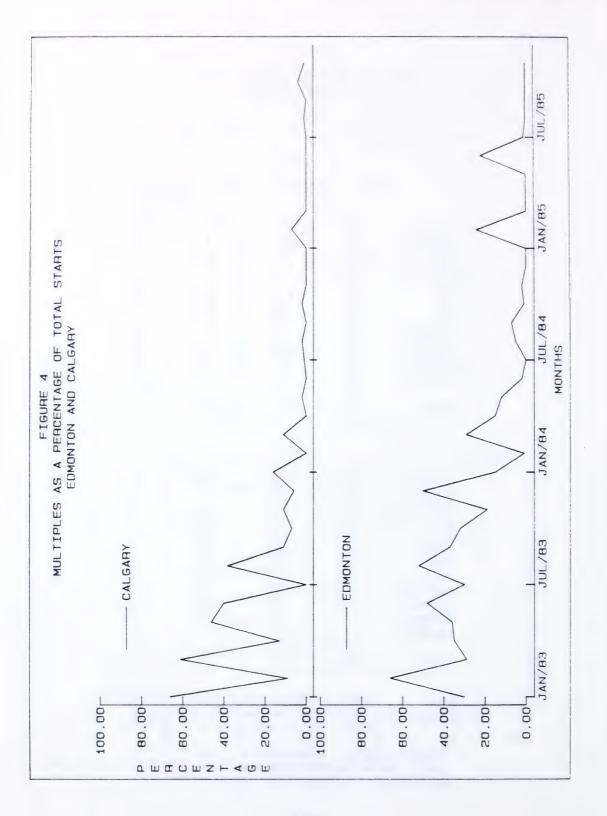
	TOTAL	SINGLES	MULTI	MULTI AS A
				PERCENT
				OF TOTAL
JANUARY	425	360	6.5	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
		1005		
		1985		
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBED				

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

DECEMBER

TOTAL 5563 5224

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

		CALGARI	(Y	1384			EUMONTON (METHO)		
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	142	119	23	16	JANUARY	220	188	32	15
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	-
MARCH	127	113	14	11	MARCH	173	122	51	29
APRIL	105	105	0	0	APRIL	258	219	39	15
MAY	306	301	5	2	MAY	279	245	34	12
JUNE	202	202	0	0	JUNE	268	264	<b>±</b>	1
JULY	209	207	2	1	JULY	257	257	0	0
AUGUST	192	188	#	2	AUGUST	221	209	12	5
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	6	7
OCTOBUR	119	115	#	8	OCTOBER	146	144	2	н
NOVEMBER	102	102	0	0	NOVEMBER	101	66	2	2
DECEMBER	70	70	0	0	DECEMBER	129	129	0	0
	1 1 6 5	1 1 1 1	* * * * *	* * * * * * * * * * * * * * * * * * * *		8 8	8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	1 t t t t t t t t t t t t t t t t t t t	t 1 1
TUTAL	1803	1751	52	೮	TOTAL	2384	2197	187	8
		CALGARY	7.	15	1985	EDMON	EDMONTON (METRO)		
JANUARY	118	118	0	0	JANUARY	06	06	0	0
FEBRUARY	73	68	5	7	FEBRUARY	116	88	28	24
MARCH	99	99	0	0	MARCH	06	90	0	0
APRIL	91	16	0	0	APRIL	200	200	0	0
MAY	202	202	0	0	MAY	185	185	0	0
JUNE	152	152	0	0	JUNE	313	245	89	22
JULY	234	234	0	0	JULY	243	241	2	1
AUGUST	243	241	2	<b>+</b> 4	AUGUST	296	290	9	2
SEPTEMBER	283	283	0	0	SEPTEMBER	278	278	0	0
OCTOBER	304	293	11	⇉	OCTOBER	251	251	0	0
NOVEMBER	336	334	2	1	NOVEMBER DECEMBER	270	270	٤	0
	1 1 8 9	1 1 1	1 1 1 1			1	1 1 1	1 1 1 1	1 1 1
TOTAL	2087	2067	20		TOTAL	2332	2228	104	

11 -

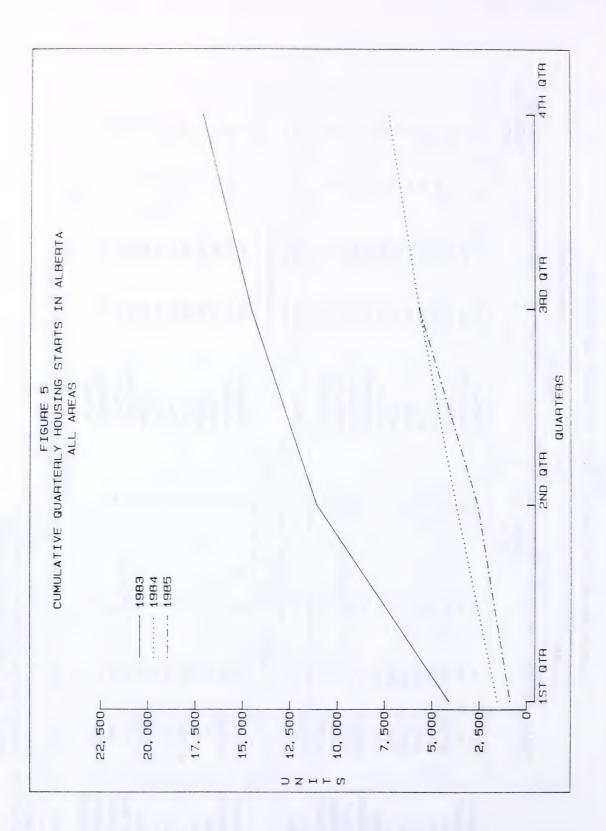


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA

<b>y</b>	ALL AREAS	WINDOW NI C	
	1984 - 1985		
	1984	1985	1
FIRST QUARTER	1548	873	1
SECOND QUARTER	2186	1723	
THIRD QUARTER	1947	3091	
FOURTH QUARTER	1614		
	1 1 1	1 8 9 1	
TOTAL	7295	5687	

7. 144 7.21 5.9

PERCENT

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

NOV-85

# HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

	SINGLES	SEMIS	ROW	APT	TOTAL,	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	269	0	0	0	269	5 6
EDMONTON M.A.	248	0	00	0	248	27
FORT MCMURRAY	L 1	0	0 0	0	7	53
GRANDE FRAIRIE LEDUC	~ m	0	0 0	0	~ m	50
LETHBRIDGE	6	#	0	0	13	_32
LLOYDMINSTER(ALTA. PART)	₽	0	0	0	#	09_
MEDICINE HAT	6	0	0	0	6	53
RED DEER	15	0	0	0	15	275
SPRUCE GROVE	e	0	0	0	8	52
TOTAL	580	#	0	0	584	11

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT

MAINELT AND ECONOMIC ANALYSIS BRANCH

TABLE 8

NOV-85

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	936	8 0	0	228	1172	55
EDMONTON M.A.	757	2	0	31	790	_28
FORT MCMURRAY	911	0	0	71 71	06	150
GRANDE PRAIRIE	54	2	0	0	99	124
LEUUC	6	0	⇉	0	13	225
LETHBRIDGE	62	2	0	10	74	_15
LLOYDMINSTER, ALTA. PART)	89	0	0	19	87	112
MEDICINE HAT	49	2	0	0	99	16
HED DEEN	42	0	14	0	99	64_
SPRUCE GROVE	6	0	0	0	6	20
TOTAL	2057	16	18	397	2488	12

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

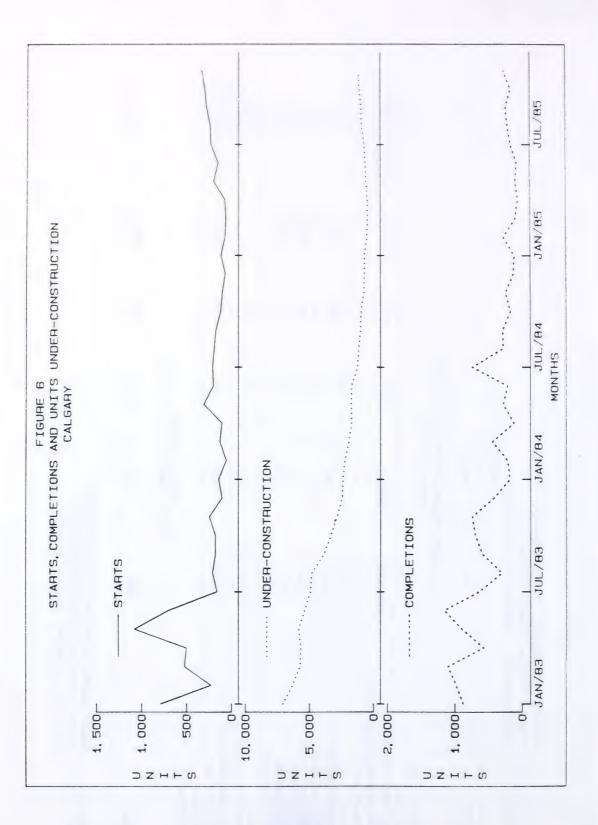


TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1984	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUAKY	142	184	2386
FLBRUARY	57	217	2226
MAKCH	127	441	1910
APHIL	105	119	1710
MAY	306	280	173
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698
		1985	
JANUARY	118	115	70:
FEBRUARY	73	277	497
MARCH	66	101	463
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	64*
JULY	234	169	71:
AUGUST	243	213	92
SEPTEMBER	283	239	969
OCTUBLE	304	167	1105
NOVEMBER	336	269	1172
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

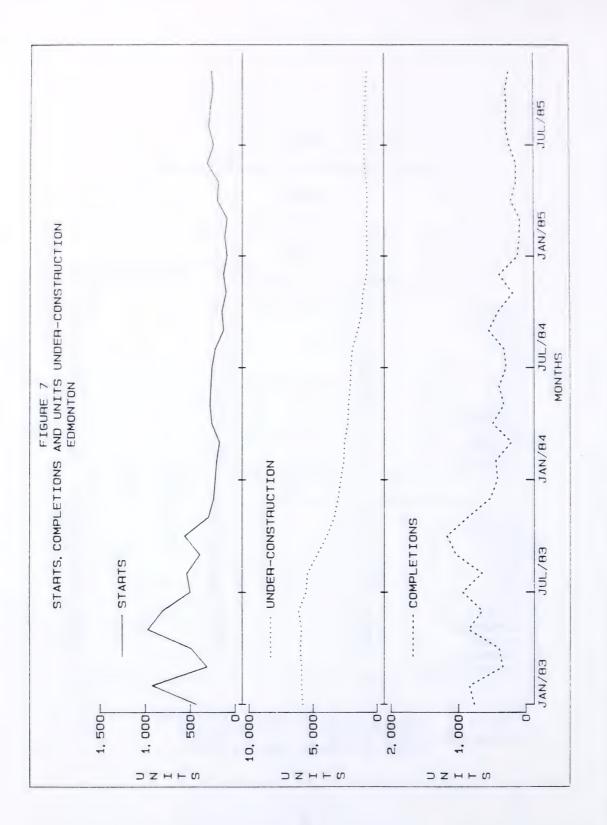


TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1984	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	284
JANUARI FEBRUARY	204	448	259:
	173	216	259.
MARCH	258	491	229
APRIL			
MAY	279	327	223'
JUNE	268	398	209
JULY	257	295	205:
AUGUST	221	325	193
SEPTEMBER	128	552	1513
OCTOBLE	146	414	120:
NOVEMBER	101	195	1093
DLCLMBLR	129	395	80:
		1985	
JANUARY	90	122	769
FLBRUARY	116	95	78
MA RCH	90	87	79
APRIL	200	222	76
MAY	185	141	81:
JUNE	313	143	98
JULY	243	240	99
AUGUST	296	296	99
SEPTEMBER	278	278	92
OCTOBER	251	298	87
NOVEMBER	270	248	79
DECEMBER	2,0	240	, 3

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

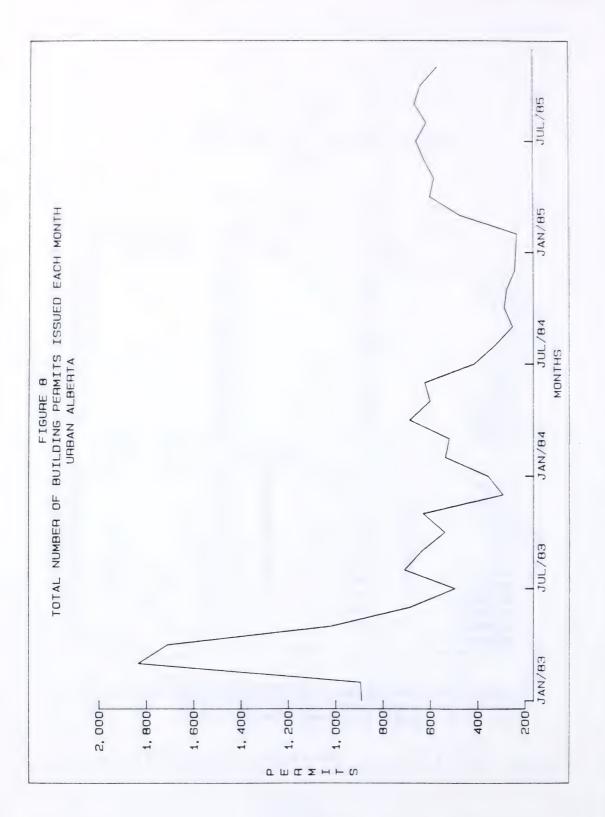


TABLE 11

NOV-85

## RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

ClTY	SINGPES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE	236	0	0	00	236	148 -75
EDMONTON M.A. FORT MCMURRAY CRANDE DRAIRE	204	0 0 0	000	10	216 2 14	154 83
LETHBRIDGE LETHBRIDGE	1 t 0 .	000	000	000	14 0	
LLOIDMINSTER(ALIA: FART) MEDICINE HAT RED DEER	15 7 13	000	000	0 0	69 7 13	40 333
SPRUCE GROVE	1	0	0	0		*
SOURCE: ALBERTA BUREAU OF STATISTICS	SOT EAU OF STATISTICS	2	0	th9	573	106

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

MARKET AND ECONOMIC ANALYSIS BRANCH

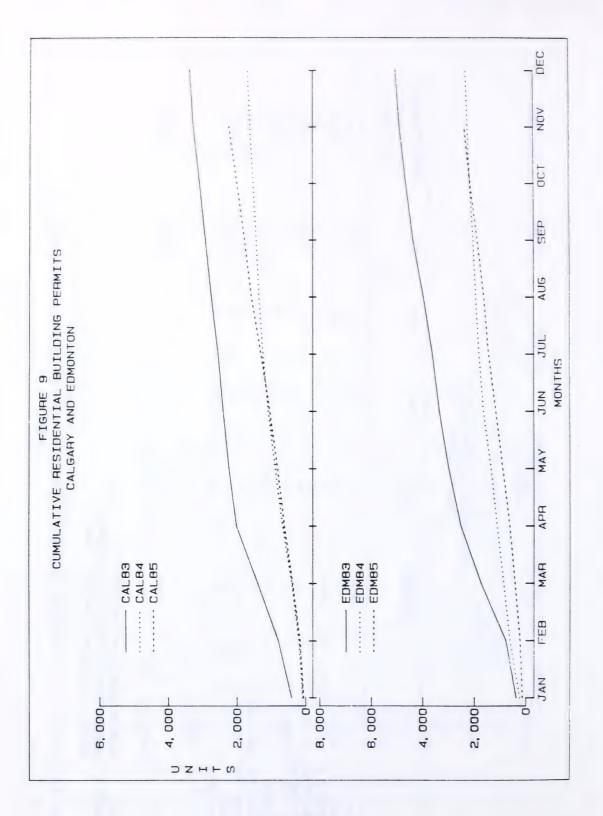


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR

	CA	CALGARY	CAA	CAMROSE	EDMON (METI	NTON 'RO)	FORT MCMURRAY	RAY	GRAND PRAIRIE	ND RIE	LEDUC		ЕТНВК	LETHBRIDGE LLOYDMIN. (ALTA.PART	LLOYDMIN. ALTA.PART	MIN. PART)	MEDICINE HAT	CINE $T$	RED	DEER	SP	SPRUCE
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1984	1985	1985 1984 1985	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985 1	1984	1985	1984	1985	1984	1985
JANUARY	88	65	0	2	239	139	1	3	1	5	-	2	11	5	8	15	2	0	12	2	3	1
FEBRUARY	196	168	0	2	622	228	7	17	3	80	2	3	25	7	8	26	10	2	20	11	5	2
MARCH	402	383	7	#	855	419	10	33	8	16	2	7	50	15	20	33	23	5	35	31	6	5
APRIL	670	618	17	57	1118	623	15	19	17	34	3	6	112	37	32	82	33	10	62	59	24	9
MAY	888	820	21	11	1350	968	75	104	27	42	7	14	133	54	43	100	35	17	96	74	30	8
JUNE	1087	1046	23	13	1642	1162	92	137	43	61	7	16	161	72	92	131	42	25	106	90	34	15
JULY	1245	1304	26	18	1815	1440	111	157	20	81	8	19	175	87	115	154	43	42	114	109	42	19
AUGUST	1360	1583	30	20	1934	1621	129	218	99	103	11	21	186	98	145	178	50	51	123	135	47	23
SEPTEMBER	1442	1784	31	23	2034	1870	137	244	62	117	11	30	194	110	147	286	48	70	132	156	50	26
OCTOBER	1534	2007	35	26	2161	2150	150	261	69	149	11	34	200	116	169	328	83	87	142	172	52	29
NOVEMBER	1629	2243	39	27	2246	2366	162	263	74	163	12	34	202	130	235	397	46	46	145	185	52	30
DECEMBER	1701		107		2309		163		11		13		210		250		96		152		26	
PERCENT CHANGE	IANGE	38	1	_31	8 8 9 9	5	1	62	1	120	t 1 1	183	 	_36	8 8 9	69	1 1 1	† 1 0 1	1 t t	28	) † [ ]	_t12
YEAR	NAT.	FE		14 R	APR	MAY			JIII.	TOTAL		dia dia	OCT	ON		DEC	PERCENT	1	CHANGE		 	!
1984	358	895		1416	2103	2705	3329		3744	4071	_	4324	4612	0684	-,	5134						
1985	239	474		151	1554	2140	276		1430	8404	_	16	5359	593.			21					

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MAIKET AND ECONOMIC ANALYSIS BRANCH

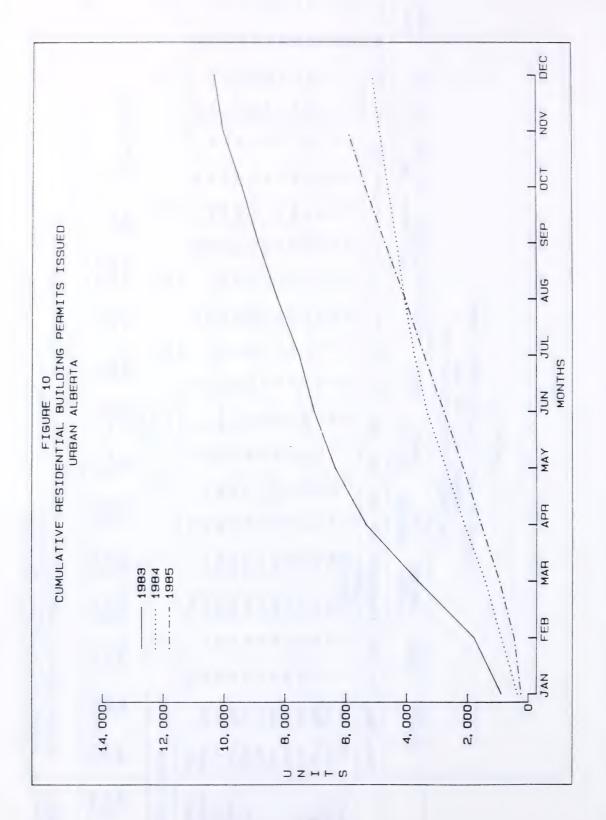


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN\* ALBERTA
(NUMBER Or UNITS)
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	235	<b>-</b> 56
MARCH	521	477	-8
APRIL	687	603	-12
MAY	602	586	-3
JUNE	624	628	1
JULY	415	662	60
AUGUST	327	618	89
SEPTEMBER	253	668	164
OCTOBER	288	643	123
NOVEMBER	278	573	106
DECEMBER	244		
TOTAL	5134	5932	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, LDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

		ICAN	TO DATE		YEAR	YEAR TO DATE		YEAR TO DATE	IN DAIL
	NOVEMBER-85	1985	PERCENT   CHANGE   1985   OVER 1984	NOVEMBER-85	1985   0	PERCENT   CHANGE 1985   OVER 1984	NOVEMBER-85	11 198510	PERCENT   CHANGE   1985   OVER 1984
S BONNYVILLE	3	99	69	0	47	_2	3	113	30
COLD LAKE	5	98	23	0	158	*	5	244	249
CHAND CENTRE	0	17	55	0	62	675	0	79	316
ELK PUINT	ກ	53	563	0	114	178	8	167	241
ST. PAUL	7	25	108	0	0	*	2	25	108

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

MARKET AND ECONOMIC ANALYSIS BRANCH

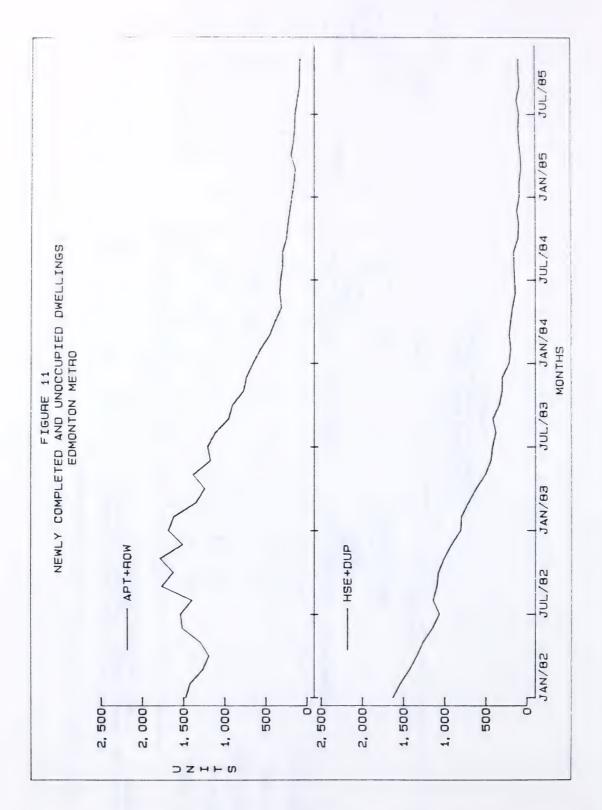


TABLE 15

### EDMONTON Matro NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	AND	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	84		
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MA RCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	395	55
		19	85		
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	89	94	183	278	65
OCTOBER	100	93	193	298	60
NOVEMBER DECEMBER	100	87	187	248	58

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

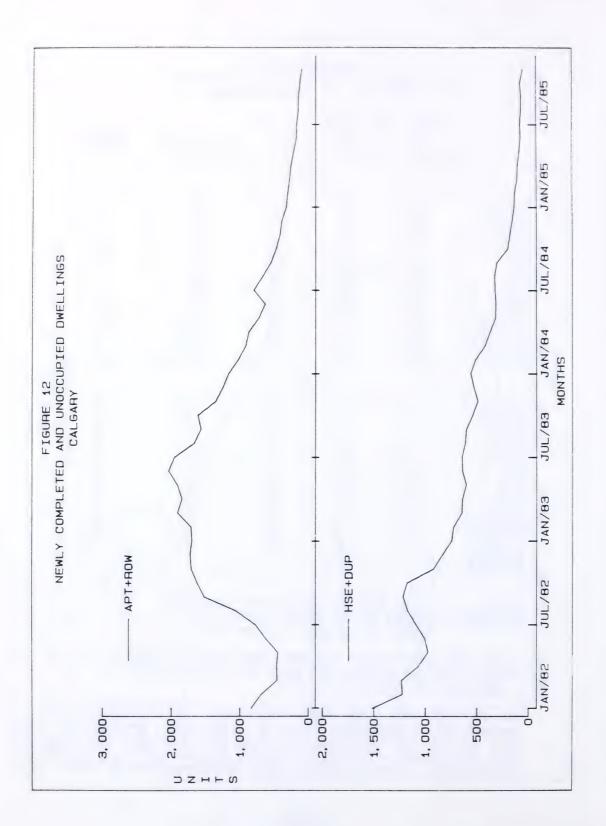


TABLE 16

### CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

AND DUPLEXES* ROWHOUSES**  1984  JANUARY 560 1161 1721 184 12  FEBRUARY 513 1020 1533 217 21  MARCH 420 911 1331 441 33  APRIL 371 866 1237 119 15  MAY 318 720 1038 280 32  JUNE 315 630 945 218 25  JULY 323 795 1118 738 34  AUGUST 327 665 992 282 29  SEPTEMBER 304 543 847 288 34  OCTOBER 198 468 666 172 35  NOVEMBER 178 413 591 247 35  DECEMBER 156 387 543 130 25  JANUARY 137 322 459 115 30  FEBRUARY 132 302 434 277 41  MARCH 108 276 384 101 28	-
JANUARY 560 1161 1721 184 12 FEBRUARY 513 1020 1533 217 21 MARCH 420 911 1331 441 33 APRIL 371 866 1237 119 15 MAY 318 720 1038 280 32 JUNE 315 630 945 218 25 JULY 323 795 1118 738 34 AUGUST 327 665 992 282 29 SEPTEMBER 304 543 847 288 34 OCTOBER 198 468 666 172 35 NOVEMBER 178 413 591 247 35 DECEMBER 156 387 543 130 25  JANUARY 137 322 459 115 30 FEBRUARY 132 302 434 277 41 MARCH 108 276 384 101 28	
FEBRUARY         513         1020         1533         217         21           MARCH         420         911         1331         441         33           APRIL         371         866         1237         119         15           MAY         318         720         1038         280         32           JUNE         315         630         945         218         25           JULY         323         795         1118         738         34           AUGUST         327         665         992         282         29           SEPTEMBER         304         543         847         288         34           OCTOBER         198         468         666         172         35           NOVEMBER         178         413         591         247         35           DECEMBER         156         387         543         130         25           1985           1985           1985           1985           1985           1985           1985           1985 </td <td>-</td>	-
FEBRUARY         513         1020         1533         217         21           MARCH         420         911         1331         441         33           APRIL         371         866         1237         119         15           MAY         318         720         1038         280         32           JUNE         315         630         945         218         25           JULY         323         795         1118         738         34           AUGUST         327         665         992         282         29           SEPTEMBER         304         543         847         288         34           OCTOBER         198         468         666         172         35           NOVEMBER         178         413         591         247         35           DECEMBER         156         387         543         130         25           1985           1985           JANUARY         137         322         459         115         30           FEBRUARY         132         302         434         277         41	>
MARCH         420         911         1331         441         33           APRIL         371         866         1237         119         15           MAY         318         720         1038         280         32           JUNE         315         630         945         218         25           JULY         323         795         1118         738         34           AUGUST         327         665         992         282         29           SEPTEMBER         304         543         847         288         34           OCTOBER         198         468         666         172         35           NOVEMBER         178         413         591         247         35           DECEMBER         156         387         543         130         25           1985           1985           1985           1985           1985           JANUARY         137         322         459         115         30           FEBRUARY         132         302         434         277         41 <td></td>	
APRIL       371       866       1237       119       15         MAY       318       720       1038       280       32         JUNE       315       630       945       218       25         JULY       323       795       1118       738       34         AUGUST       327       665       992       282       29         SEPTEMBER       304       543       847       288       34         OCTOBER       198       468       666       172       35         NOVEMBER       178       413       591       247       35         DECEMBER       156       387       543       130       25         JANUARY       137       322       459       115       30         FEBRUARY       132       302       434       277       41         MARCH       108       276       384       101       28	
JUNE     315     630     945     218     25       JULY     323     795     1118     738     34       AUGUST     327     665     992     282     29       SEPTEMBER     304     543     847     288     34       OCTOBER     198     468     666     172     35       NOVEMBER     178     413     591     247     35       DECEMBER     156     387     543     130     25       1985       JANUARY     137     322     459     115     30       FEBRUARY     132     302     434     277     41       MARCH     108     276     384     101     28	
JUNE 315 630 945 218 25  JULY 323 795 1118 738 34  AUGUST 327 665 992 282 29  SEPTEMBER 304 543 847 288 34  OCTOBER 198 468 666 172 35  NOVEMBER 178 413 591 247 35  DECEMBER 156 387 543 130 25	
JULY     323     795     1118     738     34       AUGUST     327     665     992     282     29       SEPTEMBER     304     543     847     288     34       OCTOBER     198     468     666     172     35       NOVEMBER     178     413     591     247     35       DECEMBER     156     387     543     130     25       1985       JANUARY     137     322     459     115     30       FEBRUARY     132     302     434     277     41       MARCH     108     276     384     101     28	
SEPTEMBER     304     543     847     288     34       OCTOBER     198     468     666     172     35       NOVEMBER     178     413     591     247     35       DECEMBER     156     387     543     130     25       1985       JANUARY     137     322     459     115     30       FEBRUARY     132     302     434     277     41       MARCH     108     276     384     101     28	
OCTOBER         198         468         666         172         35           NOVEMBER         178         413         591         247         35           DECEMBER         156         387         543         130         25           1985           JANUARY         137         322         459         115         30           FEBRUARY         132         302         434         277         41           MARCH         108         276         384         101         28	3
NOVEMBER 178 413 591 247 35 DECEMBER 156 387 543 130 25 1985 JANUARY 137 322 459 115 30 FEBRUARY 132 302 434 277 41 MARCH 108 276 384 101 28	+
DECEMBER     156     387     543     130     25       1985       JANUARY     137     322     459     115     30       FEBRUARY     132     302     434     277     41       MARCH     108     276     384     101     28	5
1985       JANUARY     137     322     459     115     30       FEBRUARY     132     302     434     277     41       MARCH     108     276     384     101     28	5
JANUARY     137     322     459     115     30       FEBRUARY     132     302     434     277     41       MARCH     108     276     384     101     28	5
FEBRUARY     132     302     434     277     41       MARCH     108     276     384     101     28	
FEBRUARY     132     302     434     277     41       MARCH     108     276     384     101     28	)
MARCH 108 276 384 101 28	
	_
APRIL 103 255 358 65 20	
MAY 87 218 305 101 34	
JUNE 74 176 250 79 35	5
JULY 79 172 251 169 40	
AUGUST 69 148 217 213 53	3
SEPTEMBER 68 146 214 239 53	
OCTOBER 78 127 205 167 46	5
NOVEMBER 50 100 150 269 68 DLCEMBER	3

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THLSE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

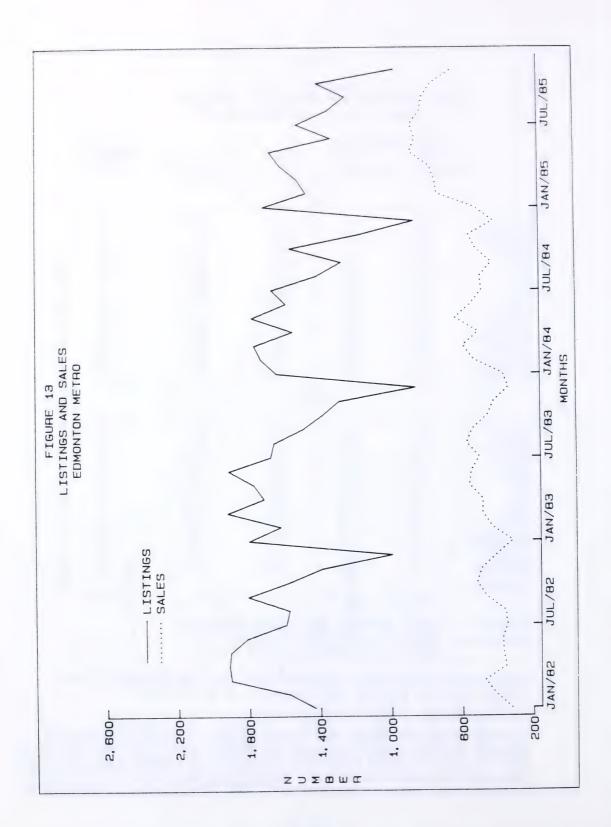


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

#### LDMUNTON

		1984		
	LISTINGS	SALES	RATIO	AVERAGE
			OF SALES	SELLING
			TO LISTINGS	PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
		1985		
JANUARY	1707	514	.30	75769
FLBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER				

SOURCE: EDMON: N REAL ESTATE BOARD

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

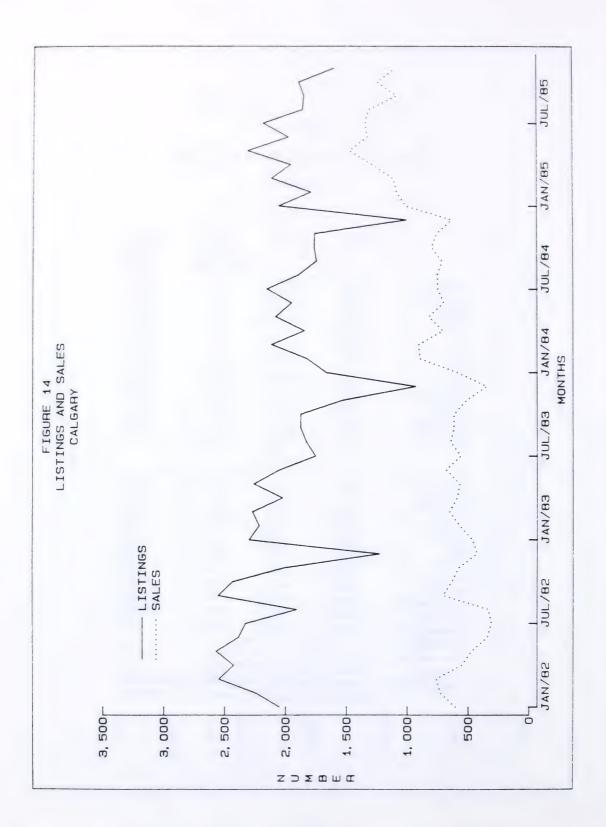


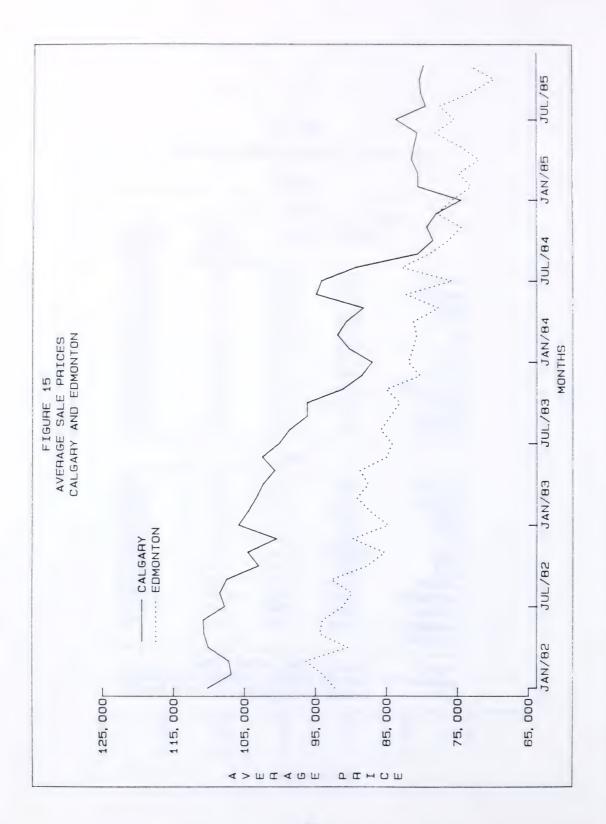
TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

#### CALGARY

		1984		
	LISTINGS		RATIO OF SALES O LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
		1985		
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER DECEMBER	1606	1096	.68	79815
SULKCF.	CALCARY	PIAT LOT	ATE ROARD	

SOURCE: CALGARY REAL LSTATE BOARD
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH



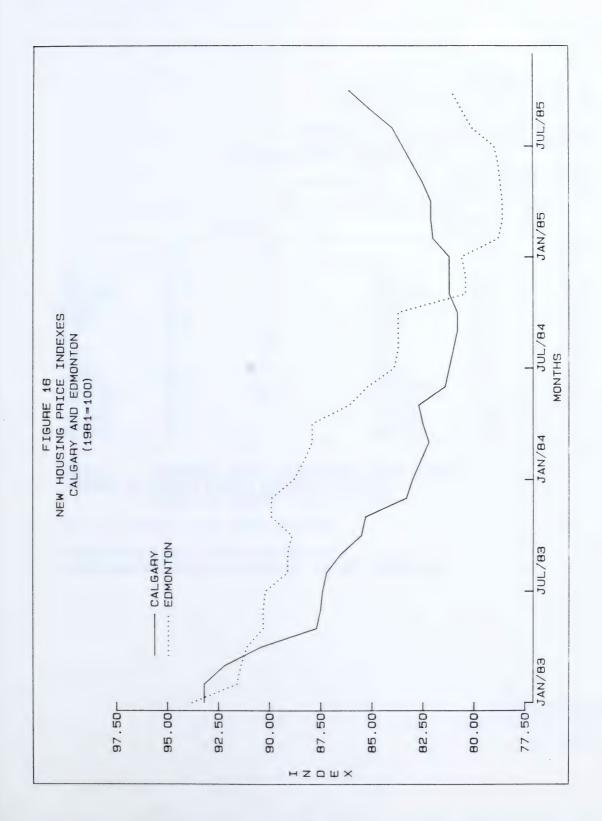




TABLE 19

NEW HOUSING PRICE INDICES\*

1981=100

	C	CALGARY**		EDMONTON***		
	1984	1985		1984	1985	
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER	83.0 82.6 82.2 82.5 82.7 81.4 81.2 81.0 80.8 80.8	81.2 82.0 82.1 82.1 82.5 83.0 83.5 84.0 85.1	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER	88.8 88.3 87.9 87.9 86.1 85.2 83.9 83.7 83.7 83.7	80.6 78.8 78.6 78.6 78.7 78.8 79.0 80.1 80.6 81.1	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

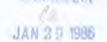
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup>THE LAST FIGURE IS THE LATEST AVAILABLE

<sup>\*\*</sup>REPRESENTS SINGLE DETACHED HOUSES ONLY

<sup>\*\*\*</sup>REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS





# RESIDENTIAL CONSTRUCTION IN ALBERTA

DECEMBER 1985





# RESIDENTIAL CONSTRUCTION IN ALBERTA

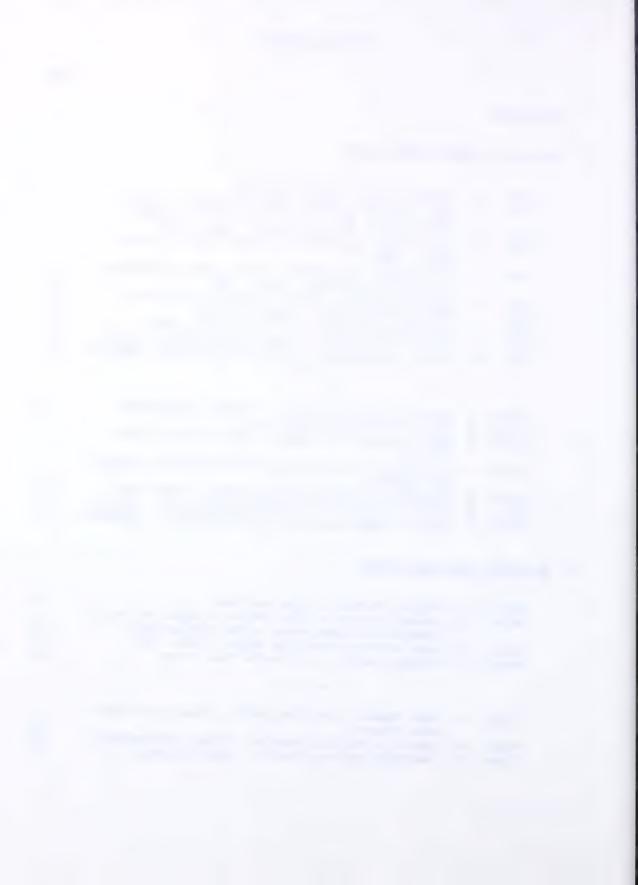
DECEMBER 1985

ALBERTA HOUSING PLANNING SECRETARIAT

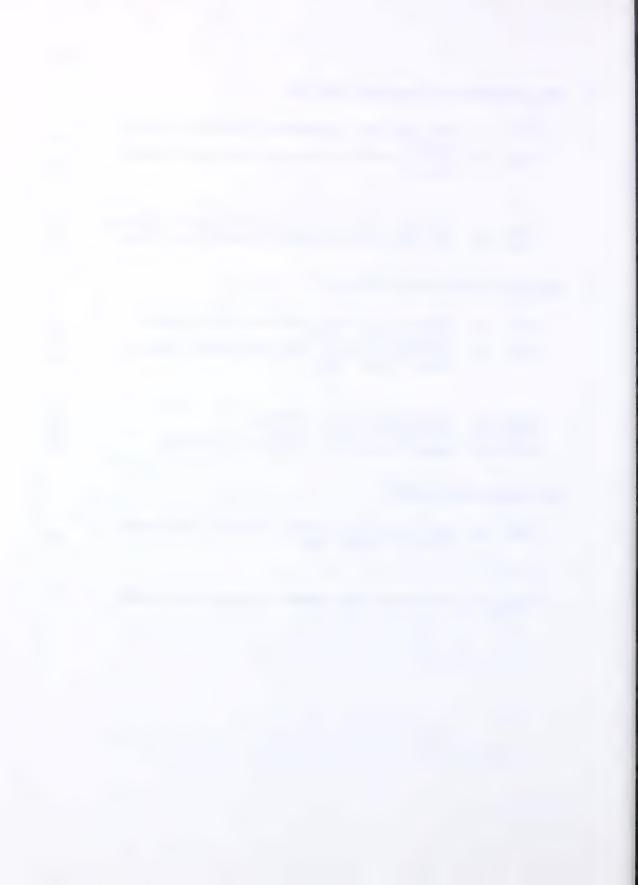


# TABLE OF CONTENTS

			1
Highligh	hts		
Resident	tial Co	nstruction Starts	
Table	e 1:	Housing Starts by Type and Towns	
Table		January to Date Housing Starts by Type and Towns,	
		Compared With Same Period in the Previous Year	
Table		Total Housing Starts by Month: 1984 - 1985	
Table	e 4:	Total Single and Multiple Housing Starts by Month:	
Table		1984 - 1985	
Table	e 5:	Total Single and Multiple Housing Starts in Calgary	
Table	e 6:	and Edmonton by Month: 1984 - 1985 Quarterly Housing Starts in Alberta (All Areas)	
Table		Housing Completions by Type and Towns	
Table	-	Housing Under-Construction by Type and Towns	
Table		Starts, Completions and Under-Construction - Calgary	
Table		Starts, Completions and Under-Construction - Edmonton	
		****	
Figur	re 1:	Cumulative Housing Starts - Calgary and Edmonton	
Figur			
Figur		Multiples as a Percentage of Total Starts - Urban	
		Alberta	
Figur	re 4:	Multiples as a Percentage of Total Starts - Calgary	
		and Edmonton	
Figur		3	
	re 6:		
Figur	re 7:	Starts, Completions and Under-Construction - Edmonton	
Resident	tial Bu	11ding Permits	
	e 11:	Building Permits by Type and Towns	
Table	e 12:		
T- 1.7		Compared With Same Period in the Previous Year	
Table Table		Total Building Permits by Month: 1984 - 1985 Building Permits for Selected Rural Areas	
Idule	2 14:	Building Permits for Selected Rural Areas	
		****	
Figu	re 8:		
-		Urban Alberta	
Figu		Cumulative Building Permits - Calgary and Edmonton	
Figui	re 10:	Cumulative Building Permits - Urban Alberta	



tewly Compl	eted and Unoccupied Dwellings	
	5: Newly Completed and Unoccupied Dwellings by Month - Edmonton	
Table 1	6: Newly Completed and Unoccupied Dwellings by Month - Calgary	
	* * * *	
Figure 1		
Figure 1	2: Newly Completed and Unoccupied Dwellings - Calgary	
ultiple Li	stings Service (M.L.S.)	
	(1.2)	
Table 1	7: Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	
Table 1	8: Residential Listings, Sales and Price by Month -	
	Calgary (1984 - 1985)	
	* * *	
Figure 1		
Figure 1 Figure 1		
ew Housing	Price Indexes	
Table 1	9: New Housing Price Indexes in Calgary and Edmonton	
iable 1	by Month: 1984 - 1985	
	* * *	
Figure 1	6: New Housing Price Indexes in Calgary and Edmonton	



### **Highlights**

#### Urban Alberta

- O Housing starts in December declined 36% to 481 units from 751 the month before, a normal seasonal pattern, but still 45% ahead of last years level.
- Total starts for the year 1985 increased by 16% to 6,044 units from 5,210 for 1984. Single family units were up 27%, however, multiples were down 31% from last year.
- Only Camrose, Lethbridge, Medicine Hat and Spruce Grove recorded decreases in housing starts in 1985.
- For the first time in seven months, units under construction in December dropped 3% from the month before to 2,405 units, of which 16% or 380 were apartment units.
- The number of building permits issued in December increased by 86% over the same period last year. This brought the yearly building permit total to 6,386, up 24% from 5,134 in 1984.

## Calgary

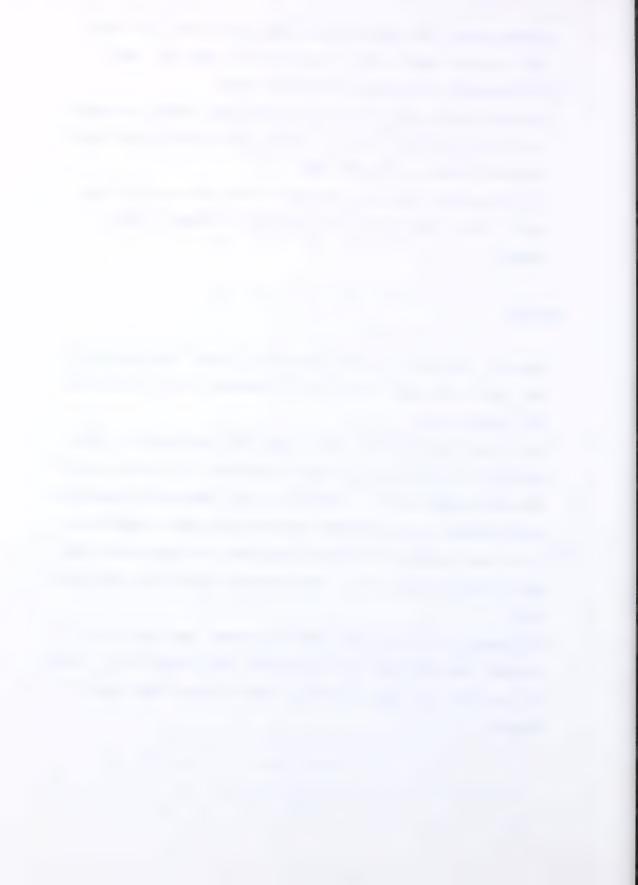
- Calgary's 231 starts last month marks the 6th consecutive month of significant increase over 1984 levels.
- Total starts for the year increased 29% to 2,318 units from 1,803 for 1984. Only 24 multiples were started during 1985. Single family starts increased 31% over 1984.
- O Housing under construction also increased to 1,188 units, 70% higher than 1984 levels (698 units). However, inventory of newly completed and unoccupied housing continued to trend downward to only 115 units as the rate of absorption reached an all-time high of 68% last month.



- Building permits last month although lowest for the year (all single family housing), were up 143% in comparison to a year ago. Total building permits for 1985 were 42% ahead of 1984.
- The resale housing market continued to be extremely active last month as indicated by the ratio of sales to listing which reached .90 and the 41% increase in sales over December 1984.
- The average resale house price increased to \$81,154 from \$79,815 last month. The new house price index continued to increase to 86.5 in November.

#### Edmonton

- Edmonton's housing starts also experienced a seasonal decrease (-27%) over the previous month to 196 units in December, but still 52% higher than December 1984.
- ° Total starts for 1985 rose by 6% to 2,528 from 1984 figures of 2,384.
- Housing under construction continued to decrease to 771 units, down 2% from 790 the month before. Inventory of newly completed and unoccupied units dwindled to only 153 with a continuing high rate of absorption.
- In the resale market, the number of houses sold rose 29% over the same month last year to 526 units. Total sales for the year were 48% ahead of 1984.
- The average selling price last month was \$72,381, down from \$73,175 in November and \$5,500 lower than the December 1984 average price. However, the new house price index continued to show an upward trend to 81.3 in November.



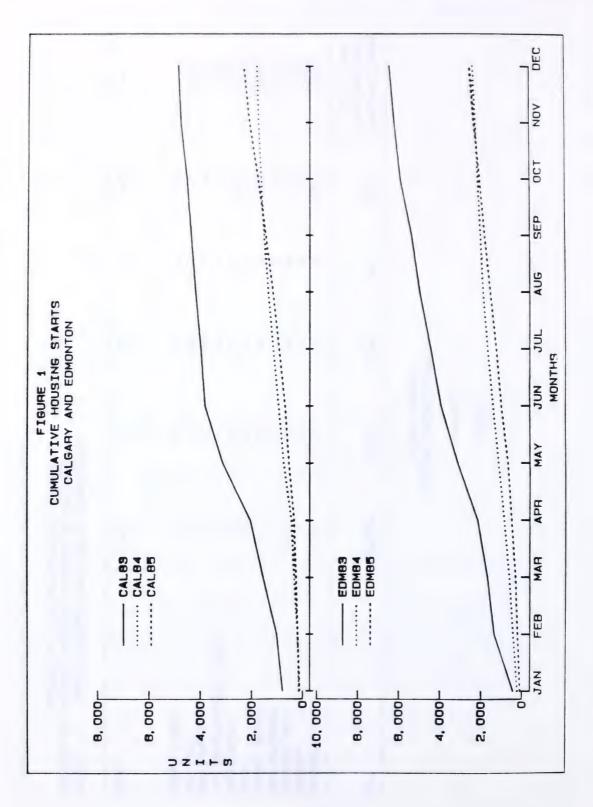
DEC-85

HOUSING STARTS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	227	¥	0	0	231	230
CAMHUSE	-1	0	0	0	1	66_
EDMONTON M.A.	196	0	0	0	196	52
FURT MCMUHRAY	က	0	0	0	3	_25
GRANDE PRAIRIE	13	0	0	0	13	160
LEDUC	0	0	0	0	0	_100
LETHBRIDGE	16	0	0	0	16	100
LLOYDMINSTER(ALTA. PART)	2	0	0	0	5	_88_
MEDICINE HAT	80	0	0	0	80	33
RED DEER	60	0	0	0	80	09
SPRUCE GROVE	0	0	0	0	0	*
TOTAL	477	at	0	0	481	S

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



DEC-85

JANUARI TO DATE ROUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SIN	SINGLES	SE	SEMIS	R	ROW		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	
CALGART	1751	2294	00	12	# #	s.	0	7	1803	2318	29
CAMROSE	24	31	0	0	0	0	77	0	101	31	69_
EDMONTON M.A.	2197	2424	30	24	146	21	11	59	2384	2528	9
FORT MCMURRAY	112	221	0	0	0	0	52	11	164	265	62
GRANDE PRAIRIE	88	164	9	2	0	0	0	0	116	166	77
LEDUC	20	31	0	0	0	#	0	0	20	35	75
LETHBRIDGE	153	116	20	60	0	0	S	18	178	142	_20
LLOYDMINSTER(ALTA. PART)	100	131	0	0	80	0	30	66	138	230	67
MEDICINE HAT	16	97	2	7	0	0	30	0	108	66	, eo
REU DEBR	137	161	2	7	21	36	*	0	164	199	21
SPRUCE GROVE	26	31	0	0	0	0	0	0	99	31	- # S
TOTAL PERCENT CHANGE BY TYPE	4714	5701 21	89	50	219	99_70	209	227	5210	6044 16	16

SOURCE: CANADA MORTGAGE AND BOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

- 5 -

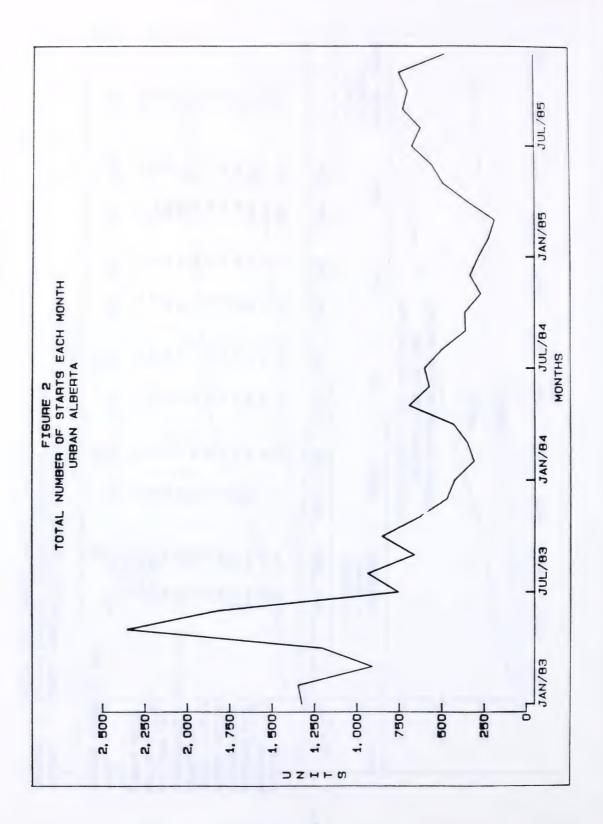


TABLE 3

MONTELY BOUSING STARTS IN URBAN\* ALBERTA

1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
PEBRUARY	311	222	-29
MARCH	349	187	-46
APRIL	432	347	-20
MAY	691	493	-29
JUNE	574	558	-3
JULY	602	674	12
AUGUST	499	623	25
SEPTEMBER	361	727	101
OCTOBER	364	699	92
NOVEMBER	270	751	178
DECEMBER	<b>33</b> 2	481	45
	••••		
TOTAL	5210	6044	16

SOURCE: CANADA MORTGAGE AND BOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON N.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA, PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

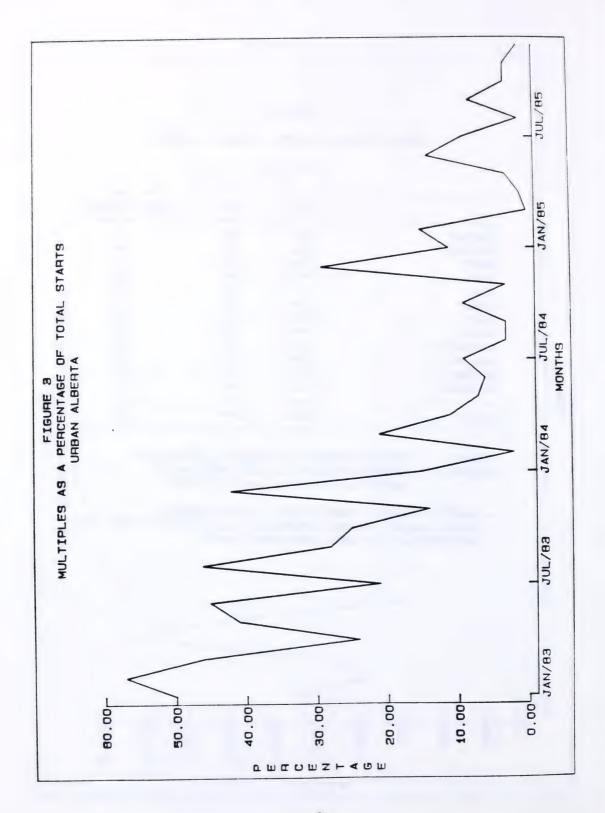


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN\* ALBERTA

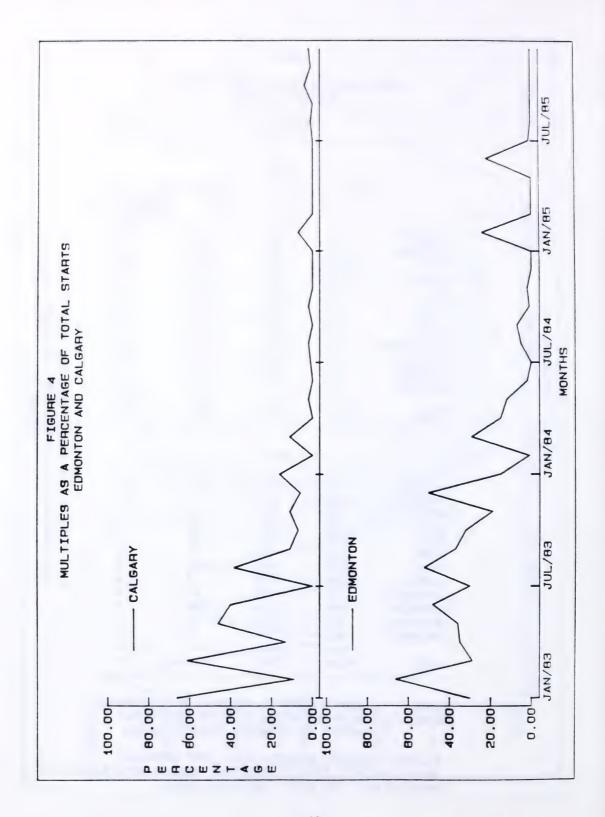
1984-1985

	TOTAL	SINGLES	MULTI	MULTI AS A
				PERCENT
				OF TOTAL
JANUARY	425	<b>3</b> 60	65	15
PEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	<b>3</b> 5	6
JULY	602	546	<b>5</b> 6	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
DOVEMBER	270	<b>2</b> 62	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10

JANUARY	282	251	31	11
PEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
TOTAL	6044	5701	343	6

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup> CALGARY, CAMROSE, EDMONTON M.A., PORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

		CAEGARI	I	1981	*	EDMON	EDMONTON (METRO)		
	TOTAL	SINGLES	MULTI	NULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JAMUARY	142	119	23	16	JANUARY	220	188	32	15
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1
MARCH	127	113	14	11	MARCH	173	122	51	29
APRIL	105	105	0	0	APRIL	258	219	39	15
MAY	306	301	s	2	MAY	279	245	34	12
JUND	202	202	0	0	JUNE	268	264	#	+
INTX	209	207	2	1	JULY	257	257	0	0
AUGUST	192	188	#	2	AUGUST	221	209	12	S
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	6	7
OCTOBER	119	115	#	8	OCTOBER	146	144	2	-
VOVEMBER	102	102	0	0	NOVEMBER	101	66	2	2
DECEMBER	70	10	0	0	DECEMBER	129	129	0	0
	-		-			-	1 1	1	* 1
TOTAL	1803	1751	52	ဇာ	TOTAL	2384	2197	187	80
		CALGARI	Ţ	1985	5	EDMON	EDMONTON (METRO)		8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8
JANUARI	118	118	0	0	JANUARY	90	90	0	0
PEBRUARY	73	89	S	7	FEBRUARY	116	88	28	24
MARCH	99	99	0	0	MARCH	90	90	0	0
APRIL	16	16	0	0	APRIL	200	200	0	0
MAY	202	202	0	0	MAY	185	185	0	0
JUNE	152	152	0	0	JUNE	313	245	89	22
INTX	234	234	0	0	JULY	243	241	2	+
AUGUST	243	241	2	1	AUGUST	296	290	9	2
SEPTEMBER	283	283	0	0	SEPTEMBER	278	278	0	0
OCTOBER	304	293	11	±	OCTOBER	251	251	0	0
NOVEMBER	336	334	2	1	NOVEMBER	270	270	0	0
DECEMBER	231	227	#	2	DECEMBER	196	196	0	0
	-			-			1 1 1 8	1	
TOTAL	2318	2294	24	•	TOTAL.	2528	2424	104	7

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MAIKET AND ECONOMIC ANALYSIS BRANCH

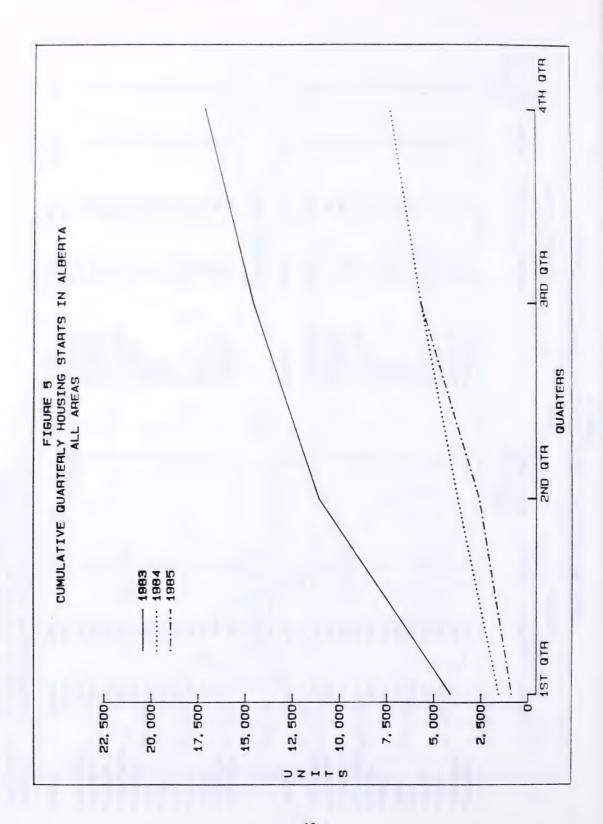


TABLE 6

QUARTERLI HOUSING STARTS IN ALBERTA
ALL AREAS

1984 - 1985

	1984	1985	PERCEN] CHANGI
FIRST QUARTER	1548	873	##_
SECOND QUARTER	2186	1723	_21
THIRD QUARTER	1947	3091	59
POURTH QUARTER	1614		
		* * * *	
TOTAL	7295	5687	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

DEC-85

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

сіту	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	212	2	0	0	214	65
CAMROSE	9	0	0	0	9	*
EDMONTON M.A.	208	2	0	0	210	-h7
FORT MCMURRAY	18	0	0	0	18	_10
GRANDE PRAIRIE	24	2	0	0	26	160
LEDUC	2	0	0	0	2	100
LETHBRIDGE	13	2	0	10	25	1_
LLOYDMINSTER(ALTA. PART)	15	0	0	7	22	144
MEDICINE HAT	15	0	0	0	15	200
KED DEEK	17	0	0	0	17	_82
SPRUCE GROVE	2	0	0	0	2	100
TOTAL.	532	600	0	17	557	_20

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

DEC-85

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EUMONTON M.A. FOHT MCMURRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER SPRUCE GROVE	950 740 30 43 7 7 65 58 57 33	000000000000000000000000000000000000000	0000010010	228 655 31 0 0 0 0 0 0 0	1188 77 74 74 43 11 65 70 70 70 77	70 -4 270 115 120 -3 -3 135 40
TOTAL	1995	12	18	380	2405	31

SOURCE: CANADA MORTGAGE AND BOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

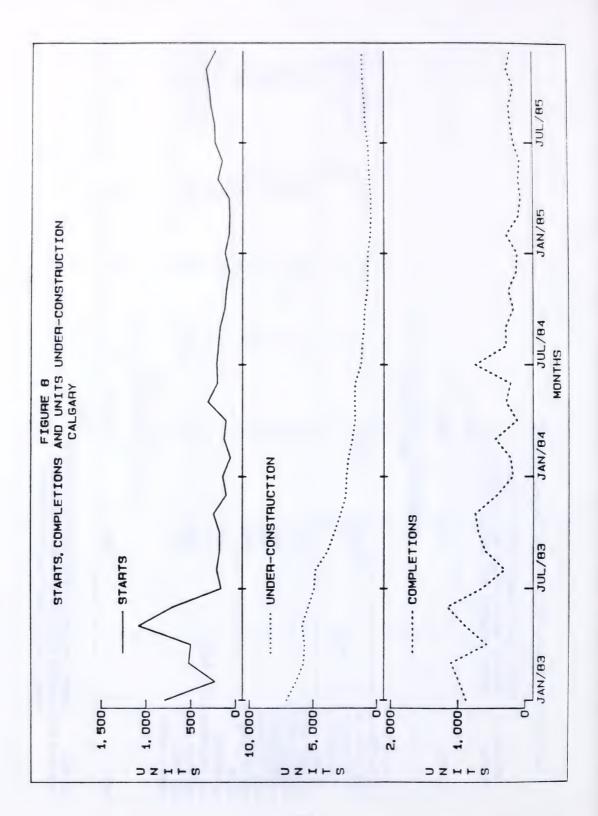


TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1984	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	142	184	2386
PEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	<b>7</b> 0	130	698
		1985	
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
<b>OCTOBER</b>	304	167	1105
NOVEMBER	<b>33</b> 6	269	1172
DECEMBER	231	214	1188

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

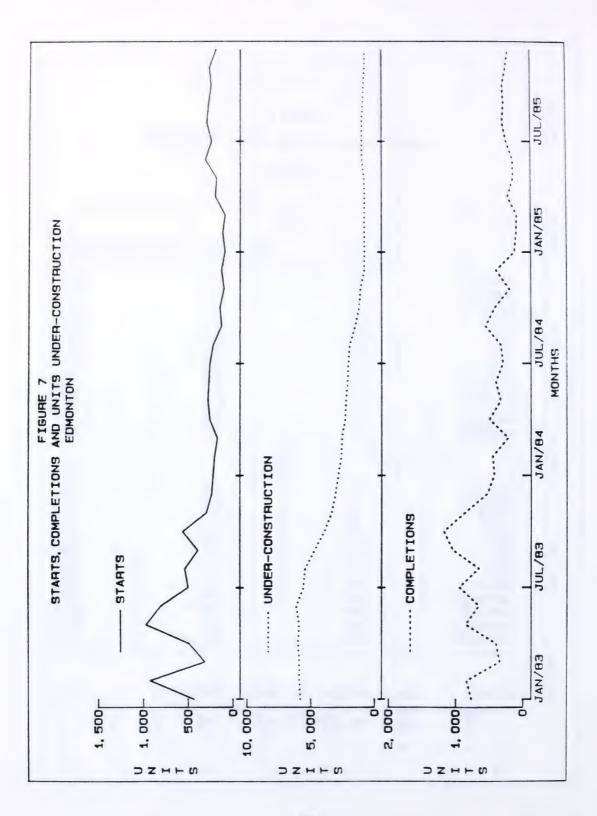


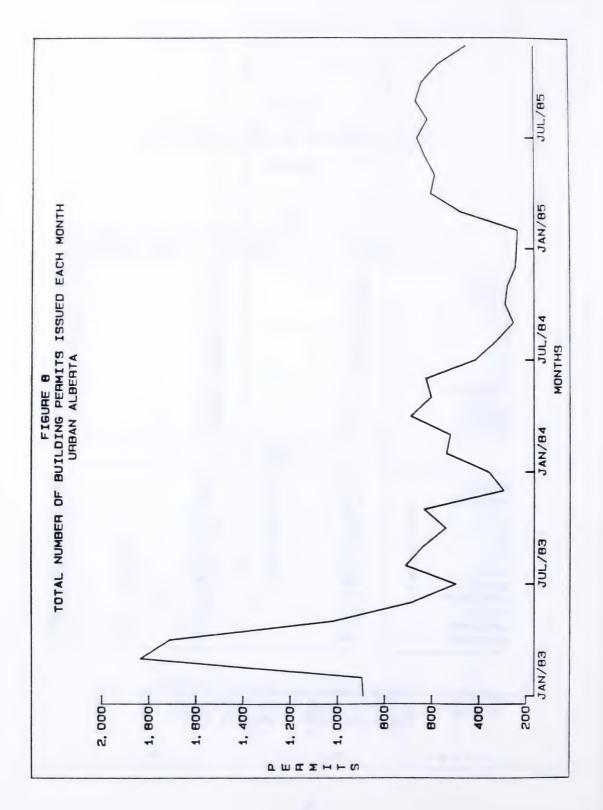
TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1984	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	229:
MAY	279	327	2237
JUNE	268	<b>39</b> 8	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	<b>5</b> 52	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	<b>39</b> 5	805
		1985	
JANUARY	90	122	769
<b>FEBRUARY</b>	116	<b>9</b> 5	787
MARCH	90	87	790
APRIL	200	<b>22</b> 2	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
DOVEMBER	270	248	790
DECEMBER	196	210	771

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH



DEC-85

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

CITT	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	175	0	0	0	175	143
CAMROSE	0	0	0	0	0	_100
EDMONTON M.A.	182	20	36	0	238	278
FORT MCMURRAY	9	0	0	0	9	200
GRANDE PRAIRIE	2	0	0	0	2	_33
LEUUC	9	0	0	0	3	200
LETHBRIDGE	7	0	0	0	7	_13
LLOYDMINSTERNALTA. PART)	S	0	0	0	S	_67
MEDICINE HAT	9	0	0	0	3	20
KED DEE'R	12	0	0	0	12	71
SPRUCE GROVE	e	0	0	0	က	_25
TOTAL	398	20	36	c	151	86
				,		

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

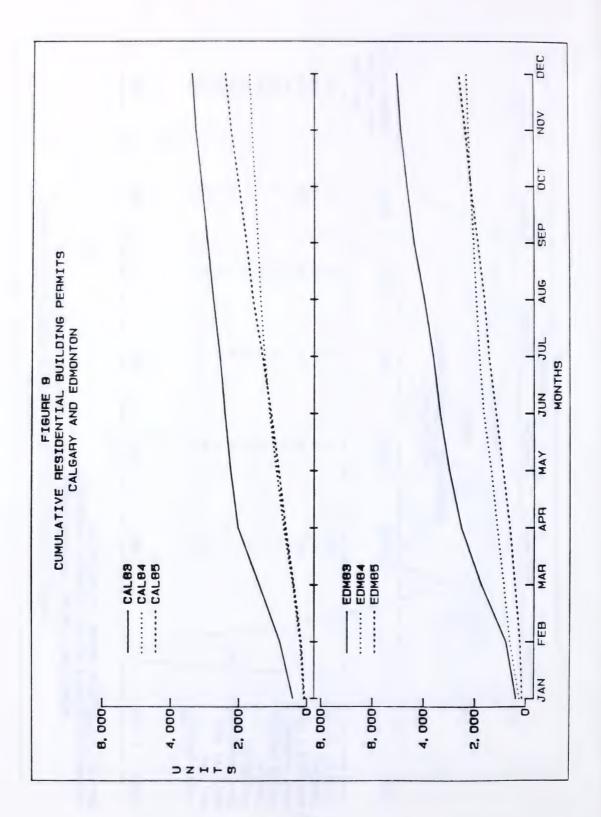


TABLE 12

JANUARY TO DATE BUILDING PERNITS ISSUED COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR

JANUARY 85 PEBRUARY 196				(MET!	(TRO)	MCMURRAI	WI	PRAIRIE	RIB				3	(ALTA. PART	PART)	HAT	4				SPRUCE
JANUARY 8		1985 1984 1985	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984 1	1985 1	1984	1985	1984	1985
		0	2	239	139	-	6	-	5	-	2	11	2	က	15	2	0	12	2	3	1
		0	2	622	228	*	17	၉	80	2	9	25	1	80	56	10	2	20	11	5	2
	12 383	2	#	855	419	10	33	80	16	2	7	20	15	20	33	23	2	35	31	6	2
		17	6	1118	623	15	67	17	34	n	6	112	37	32	82	33	10	62	59	24	9
		21	11	1350	968	75	104	27	42	7	14	133	54	43	100	35	17	96	74	30	00
			13	1642	1162	92	137	43	61	7	16	161	72	92	131	42	25	106	90	34	15
			18	1815	1440	111	157	20	81	00	19	175	87	115	154	43	42	114	109	42	19
		30	20	1934	1621	129	218	99	103	11	21	186	98	145	178	20	51	123	135	47	23
			23	2034	1870	137	244	62	1117	=======================================	30	194	110	147	286	118	70	132	156	20	26
			56	2161	2150	150	261	69	149	11	34	200	116	169	328	68	87	142	172	52	29
			27	2246	2366	162	263	74	163	12	34	202	130	235	397	46	116	145	185	52	30
		107	27	2309	2604	163	269	11	165	13	37	210	137	250	402	96	97	152	197	26	33
PERCENT CHANGE	5 42		-75		13		65		114		185		_35		61		-		30		<sup>-</sup> #1
1984 358 1985 239	18 895 89 474		MAR 1416 951	APR 2103 1554	MAY 2705 2140	3329 2768		JUE 3744	AUG AUG 4071 4048	SEP 4324 4716	24 24 16	0CT 4612 5359	NOV 4890 5932		DEC 5134 6386	PERCENT 24		CHANGE			

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

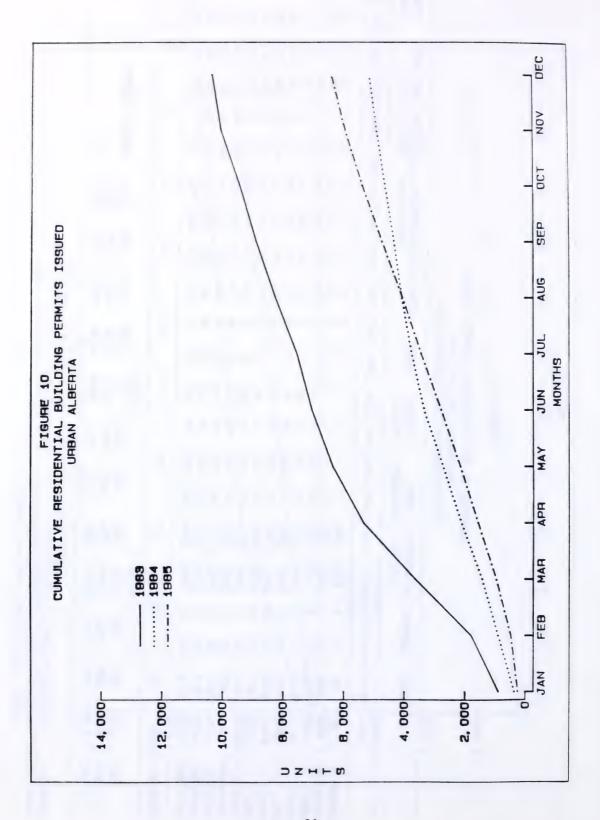


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN\* ALBERTA
(NUMBER OF UNITS)
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	235	<b>-</b> 56
MARCH	521	477	-8
APRIL	687	603	12
MAY	602	586	-3
JUNE	624	628	1
JULY	415	662	60
AUGUST	327	618	89
SEPTEMBER	253	668	164
OCTOBER	288	643	123
NOVEMBER	278	573	106
DECEMBER	244	454	86
TOTAL	5134	6386	24

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., PORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	YEAR TO DATE   PERCENT   CHANGE 1985   OVER 1984	114 25	244 225	81 326	170 247	26 117
TOTAL		114	24	80	17	2
	DECEMBER-85	-	0	2	3	1
	YEAR TO DATE   PERCENT   CHANGE 1985   OVER 1984	47 _2	•	675	178	*
MULTI	YEAR 11985 0	L#1	158	62	114	0
	DECEMBER-85	0	0	0	0	0
	AR TO DATE   PERCENT   CHANGE 85   OVER 1984	67 56	15	73	009	117
SINGLES	YEAR TO DATE   PERCENT   CHANGE   1985   OVER 198	67	98	19	26	56
SIN	DECEMBER-85	1	0	2	Э	1
		BONNYVILLE	COLD LAKE	GRAND CENTRE	ELK POINT	ST. PAUL

\* PHEVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAY
MARKET AND ECONOMIC ANALYSIS BRANCH

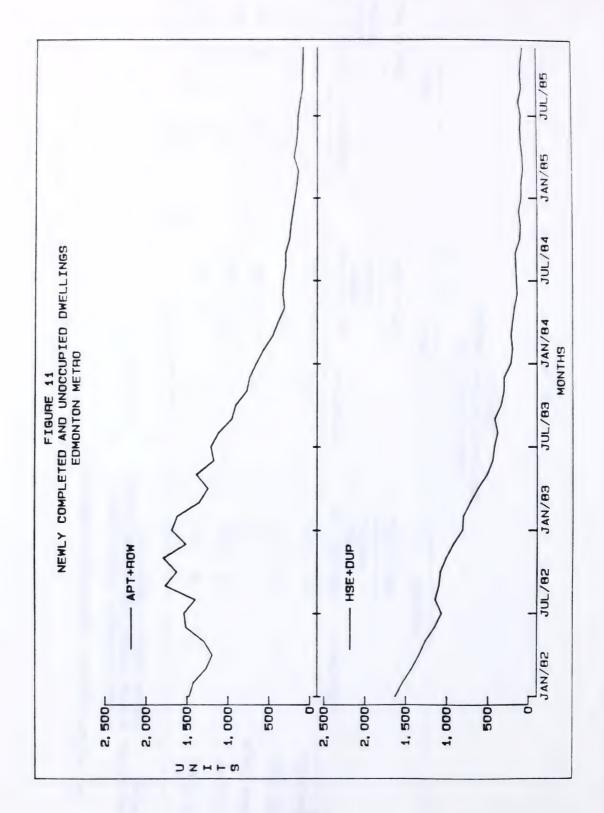


TABLE 15

## EDMONTON METRO NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES	APARTMENTS			
	AND	AND	TOTAL		ABSORP.
	<b>DUPLEXES*</b>	ROWHOUSES**		COMPLETIONS	PERCENC
		19	84		
7437714 DV	220	656	<b>87</b> 6	425	40
JANUARY FEBRUARY	220 199	567	766	448	42
	218	456	674	216	31
MARCH			_		
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	<b>3</b> 23	474	295	38
AUGUST	159	298	457	325	43
<b>SEPTEM</b> BER	164	298	462	552	54
<b>OCTOBER</b>	110	250	<b>36</b> 0	414	59
BOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	<b>3</b> 95	<b>5</b> 5
		19	85		
JANUARY	93	184	277	122	39
PEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	91	94	185	278	65
				_	
OCTOBER	100	93	193	298	60
DOVEMBER	100	87	187	248	58
DECEMBER	68	85	153	210	61

SOURCE: CANADA MORTGAGE AND BOUSING CORPORATION PREPARED BY: ALBERTA BOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS POLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

<sup>\*\*</sup>THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

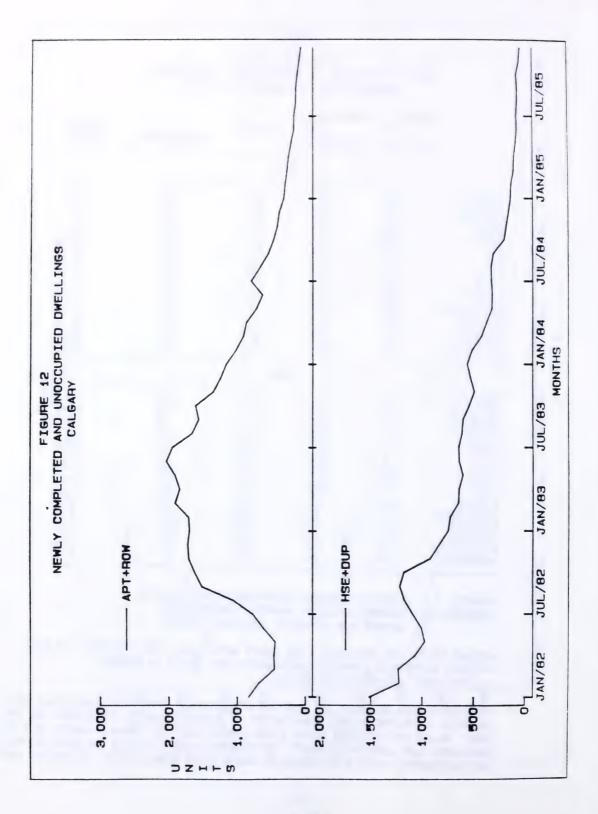


TABLE 16

# CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	AND	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP .
		19	84		
JANUARY	560	1161	1721	184	12
PEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318		1038	280	32
JUNE	315	630	945	218	25
JULY	323		1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER		543	847	288	34
OCTOBLE	198	468	666	172	35
BOVEMBER	178	413	591	247	<b>3</b> 5
DECEMBER	156	387	543	130	25
		19	B5		
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
HOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

<sup>\*</sup>THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

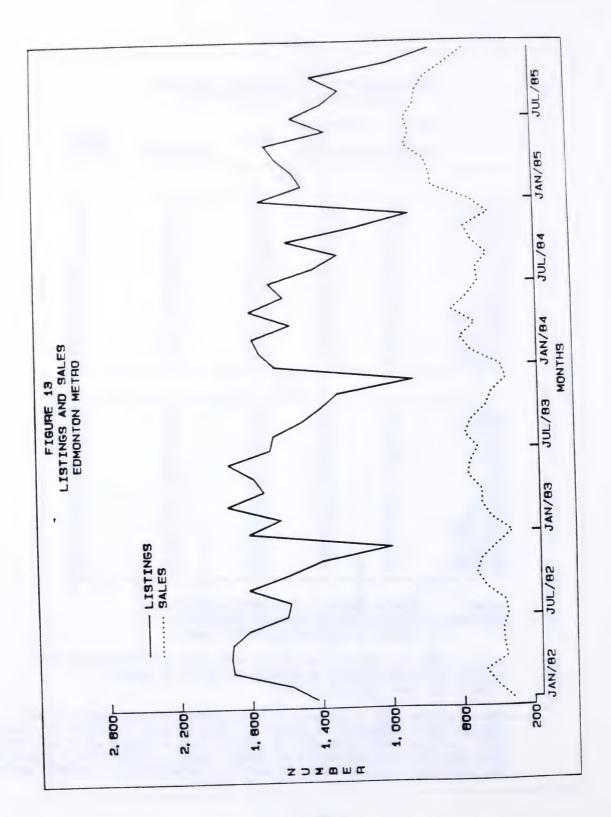


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

### EDMONTON

		1984		
	LISTINGS	SALES	RATIO	AVERAGE
			OF SALES	SELLING
			TO LISTINGS	PRICE
JANUARY	1638	<b>3</b> 63	.22	81941
PEBRUARY	1724	526	.31	<b>B1317</b>
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
BOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
		1985		
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
HOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY ALBERTA HOUSING PLANNING SE

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

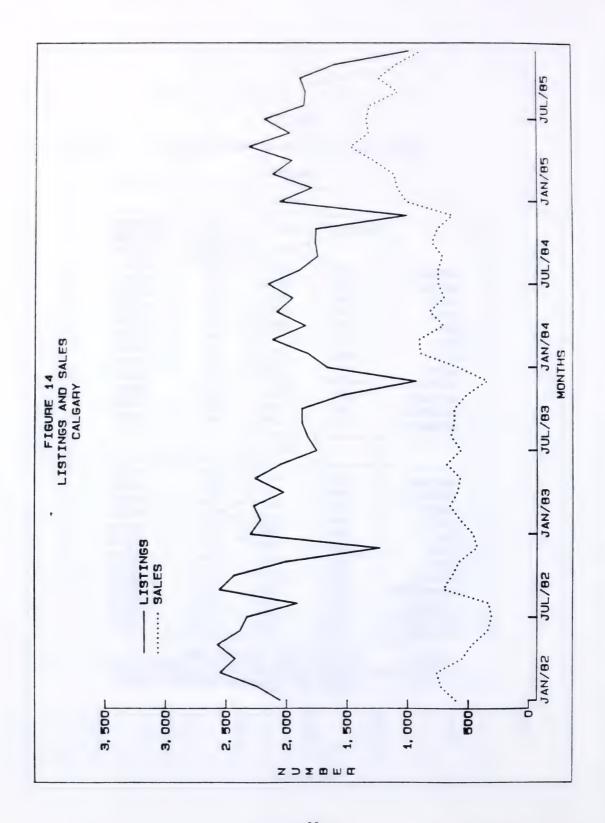


TABLE 18

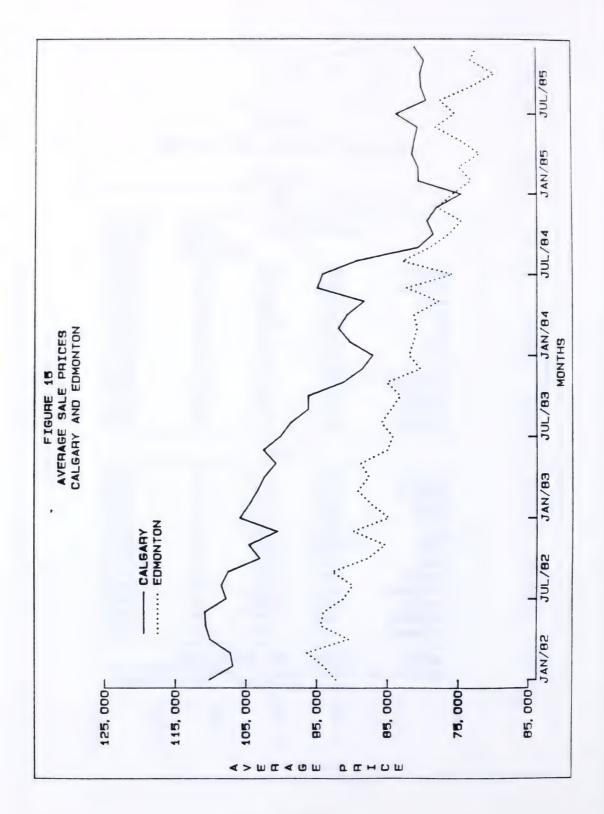
RESIDENTIAL LISTINGS, SALES AND PRICE

### CALGARY

		1984		
	LISTINGS	SALES	RATIO	AVERAGE
			OF SALES	SELLING
			TO LISTINGS	PRICE
JANUARY	1666	589	.35	87088
PEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
HOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
		1985		
JANUARY	2054	1011	.49	74550
PEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	<b>.6</b> 6	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	<b>.6</b> 6	80370
HOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154

SOURCE: CALGARY REAL ESTATE BOARD

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH



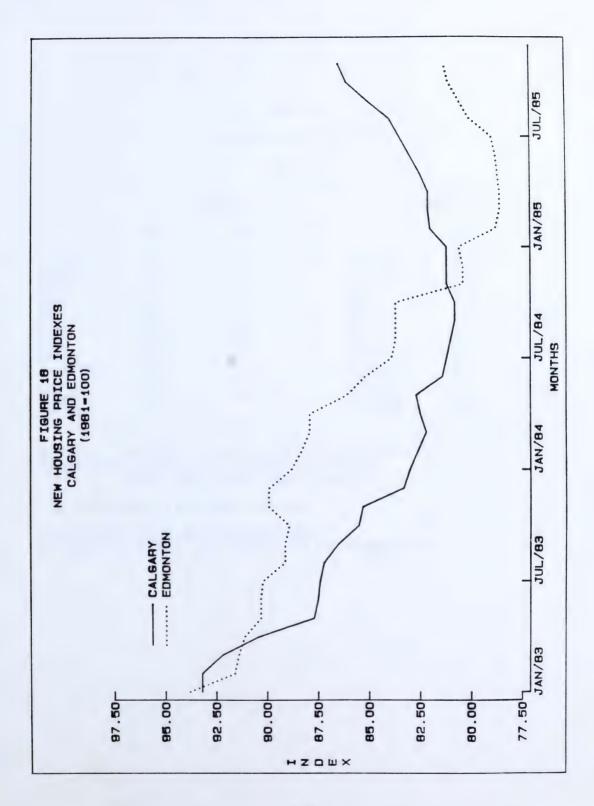




TABLE 19

NEW HOUSING PRICE INDICES\*

1981=100

	C	ALGARY**	$EDMONTON \star \star \star$		
	1984	1985		1984	1985
JANUARY	83.0	81.2	<b>JAN</b> UARY	88.8	80.6
FEBRUARY	82.6	82.0	FEBRUARY	88.3	78.8
MARCH	82.2	82.1	MARCH	87.9	78.6
APRIL	82.5	82.1	APRIL	87.9	78.6
MAY	82.7	82.5	MAY	86.1	78.7
JUNE	81.4	83.0	JUNE	85.2	78.8
JULY	81.2	83.5	JULY	83.9	79.0
AUGUST	81.0	84.0	AUGUST	83.7	80.1
SEPTEMBER	80.8	85.1	SEPTEMBER	83.7	80.6
OCTOBER	80.8	86.1	<b>OCT</b> OBER	83.7	81.1
NOVEMBER	81.2	86.5	NOVEMBER	80.4	81.3
DECEMBER	81.2		DECEMBER	80.4	-

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

<sup>\*</sup>THE LAST FIGURE IS THE LATEST AVAILABLE

<sup>\*\*</sup>REPRESENTS SINGLE DETACHED HOUSES ONLY

<sup>\*\*\*</sup>REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

BY BURNS

### NAME AND ADDRESS OF TAXABLE PARK.

#### 10000

PARENTED BY ALBERTA ROUSING FLANKS CHARLES THE CANADAS AND ACCORDANCE AND ACCORDA

STREET, THE SECOND SERVICE STREET

SMITSTRONG WOR CAN COMPANY THAN STREET STREET



